

Surplus Property For Sale

200 Buchner Road, Welland, ON

Property type: Vacant Land

Size: 25.39 acres

Zoning: Gateway Economic Centre (GEC-72)

(see reverse for permitted uses)

Official Plan: Light Industrial; Gateway Economic Centre

Gateway CIP Incentives*

Development on this property is eligible for the City of Welland Niagara Gateway Economic Zone and Centre Community Improvement Plan (Gateway CIP). To date the Gateway CIP has assisted in generating approximately 1.1 million sq.ft. of new industrial/commercial space.

Tax Increment Grant

40-100% of property tax increase – 10 years

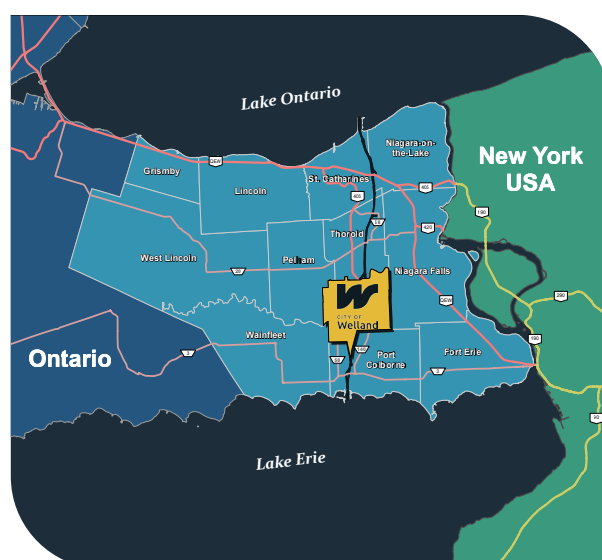
Development Charge Exemption Grant

100% exemption of City Development Charges payable for industrial uses (+ up to 100% regional development charge reduction – \$1 million cap)

Planning Application Fee Grant

100% of City Planning Application Fee

* subject to eligibility



For more detailed property
information please contact:

City Of Welland Economic Development Office

☎ 905-735-1700

✉ edc@welland.ca

200 Buchner Road | 25.39 Acres

Permitted uses

Accessory uses, buildings and structures
Athletic and fitness establishment
Building or contracting supply establishment
Bulk storage
Commercial greenhouse
Contractor's establishment
Custom workshop
Day care centre
Financial institution
Food production
Generating plant
Heavy industrial
Heavy equipment sales, rental and service
Hotel / motel
Laboratories
Light equipment / machinery sales rental and service establishment
Light industrial
Manufacturer showroom / accessory retail sales

Medical marijuana production facility
Medical office or clinic
Office major
Offices
Outside storage
Parking lot
Printing establishment
Propane transfer facility
Repair shops and services
Research and development
Restaurant
School, commercial
Service commercial establishment
Sleeping facilities for occasional use
Surveying, engineering, planning or design business
Technology facilities
Trucking operation
Warehouse / public storage

*Refer to By-Law No. 2017 – 117 and footnotes

Municipal Services

- Municipal infrastructure immediately adjacent to the lot is available for servicing
- 300 mm sanitary sewer on Buchner Road
- 300 mm watermain within the Highway 140 right of way (located in the east boulevard near the lot line)

Expected 20-year growth (2021 to 2041)



POPULATION
55,750 to 103,000



HOUSING UNITS
+22,420



COMMERCIAL GROWTH
+4.8 million square feet



Proximity

Niagara Falls – 24 km
Buffalo – 41 km
Hamilton – 53 km
Toronto – 111 km
Detroit – 390 km
Montreal – 689 km
NYC – 750 km
Chicago – 929 km

Transportation

HIGHWAY 🚗
406 and 140 (400 series highway, connecting to QEW)

RAIL 🚂
2 Class 1 rail carriers

AIR ✈️
4 International airports under 130 km away

WATER 🚢
Welland Canal (St. Lawrence Seaway)