Nŀ King St.

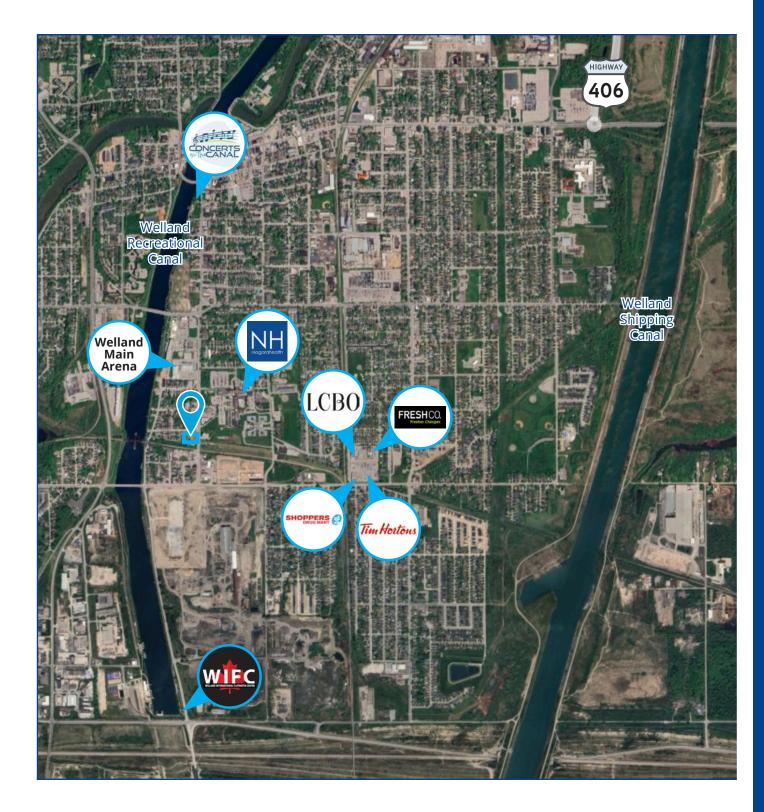
619 King St., Welland, ON

For Sale

- Across from the Niagara Health Welland Hospital
- Zoning allows for Many Commercial and Residential Uses

Greg Chew Sales Representative +1 905 329 4415 greg.chew@colliers.com





Location



- Subject Property
- Property is across from the Niagara Health Niagara Hospital
- Welland Main Arena just to the North
- Adjacent to Station Park •
- **The Welland Recreational Canal is** just to the west
- 8 minutes to HWY 406 • and HWY 140
- Many amenities down the street at Rose City Plaza including FreshCo, Shoppers Drug Mart, LCBO and Tim Hortons



Property Lines



Property Overview

Civic Address	619 King St, Welland, ON
Legal Descrip- tion	LTS 53 & 54 PL 565; PT LT 52 PL 565 AS IN RO432953; PT LANE PL 565 (AS CLOSED BY RO340311) AS IN RO432953 CITY OF WELLAND
Price	\$1,385,000
Taxes	\$5,167.17 (2024)
Lot Size	0.443 Acres
Frontage	137 FF
Depth	132 Feet
Zoning	CC2 - Community Commercial Corridor
Location	West side of King St. just south of the Niagara Health Welland Hospital



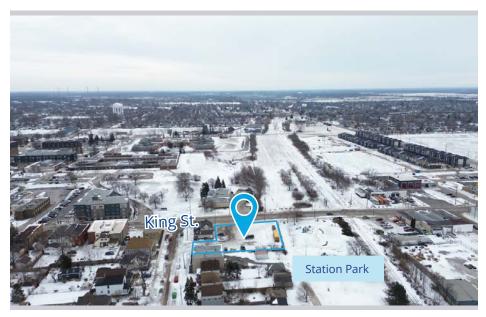
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Aerial Photos

619 King St., Welland, ON











Highlights

Merritt Park Amphitheater

Minutes from the Property, the Amphitheater stands look out over the Welland Recreational Canal and attract popular bands throughout the summer months.

Welland Recreational Canal

The Canal attracts water recreations of all types from rowing to kayaking to paddle boating. There are trails on either side of the canal as well for biking, hiking, running or walking with popular destination Merritt Island to the north.

Welland International

Flatwater Centre

Just to the south of the Property, the Flatwater Centre hosts many international and local competitions and training opportunities for water sports such as Canoe sprint, Canoe polo, Dragon boat, Kayak sprint, Open water swim, Rowing, Triathlon and Water polo.











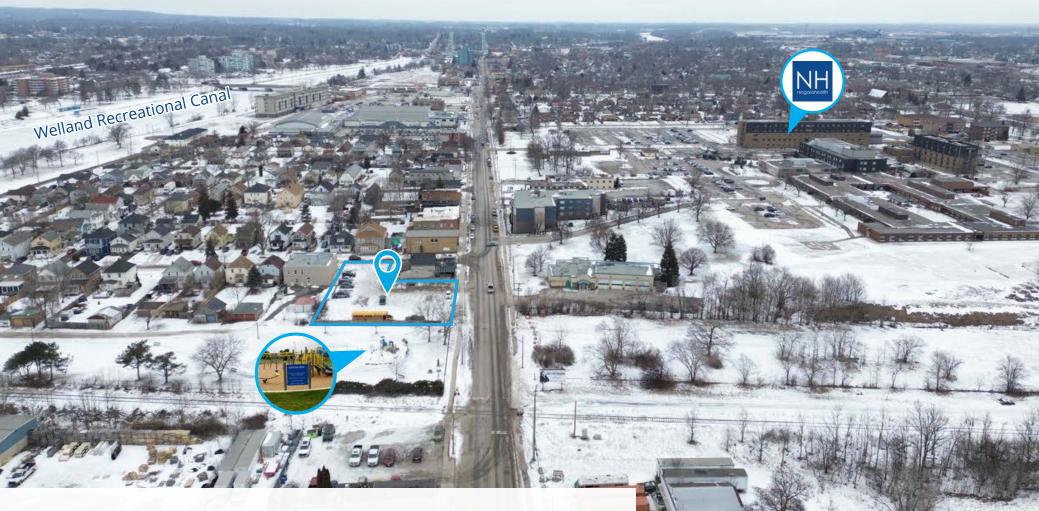
Zoning CC2

Community Commercial Corridor

Custom Workshop ✓ Drive-Through Establishment ✓ (3) Educational Establishment ✓ Emergency Service ✓ Financial Establishment ✓ Food Production Facility ✓ Foural Home ✓ Garden Centre ✓ Grocery Store ✓ Health Related Retail ✓ Home and Auto Sales and Supply ✓ Home Furnishing Establishment ✓ Home Furnishing Establishment ✓ Home Furnishing Establishment ✓ Home Furnishing Establishment ✓ Motor Vehicle Sales Dealership ✓(3) Motor Vehicle Sales Dealership ✓(3) Motor Vehicle Repair Shop ✓ Motor Vehicle Repair Shop ✓ Parking Lot ✓ Pet Care Establishment ✓ Private Club ✓ Private Club ✓ Repair Shop ✓ Restaurant ✓ Restaurant ✓ Sample or Showroom ✓ Seasonal Outdoor Use ✓ <th>Permitted Uses</th> <th>CC2</th>	Permitted Uses	CC2
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Repair Shop ✓ Restaurant ✓ Retail Establishment ✓ Sample or Showroom ✓ School, Commercial ✓ Seasonal Outdoor Use ✓ Veterinary Clinic ✓ HospitalIty ✓	Place of Entertainment	~
Restaurant ✓ Retail Establishment ✓ Sample or Showroom ✓ School, Commercial ✓ Seasonal Outdoor Use ✓ Service Commercial Establishment ✓ Veterinary Clinic ✓ Hospitality ✓	Private Club	~
Retail Establishment ✓ Sample or Showroom ✓ School, Commercial ✓ Seasonal Outdoor Use ✓ Service Commercial Establishment ✓ Veterinary Clinic ✓ Hospitality ✓	Repair Shop	~
Sample or Showroom ✓ School, Commercial ✓ Seasonal Outdoor Use ✓ Service Commercial Establishment ✓ Veterinary Clinic ✓ Hospitality ✓	Restaurant	~
School, Commercial ✓ Seasonal Outdoor Use ✓ Service Commercial Establishment ✓ Veterinary Clinic ✓ Hospital Ity ✓	Retail Establishment	~
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Veterinary Clinic ✓ Hospital ity		✓
Hospitality	Service Commercial Establishment	√
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Hotel 🗸	Hospital ity	
	Hotel	✓

Motel	1
Community	
Community Centre	~
Community Garden	~
Day Care Centre	~
Library	~
Museum	~
Place of Worship	√(4)
Social Services Establishment	~
Office	
Medical Office or Clinic	~
Office	~
Survey, Engineering, Planning or	~
Recreation al	
Athletic/Fitness Establishment	~
Park	1
Recreation al Establishment	1
Residential	
Block Townhouse	√
Boarding or Lodging House	~
Dwelling, Apartments	~
Dwelling, Multiple	~
Dwelling Units Above Permitted	1
Group Home	1





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