



619 King St., Welland, ON

# For Sale

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

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# 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

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# Property Lines



# Property Overview

Civic Address	619 King St, Welland, ON
Legal Description	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

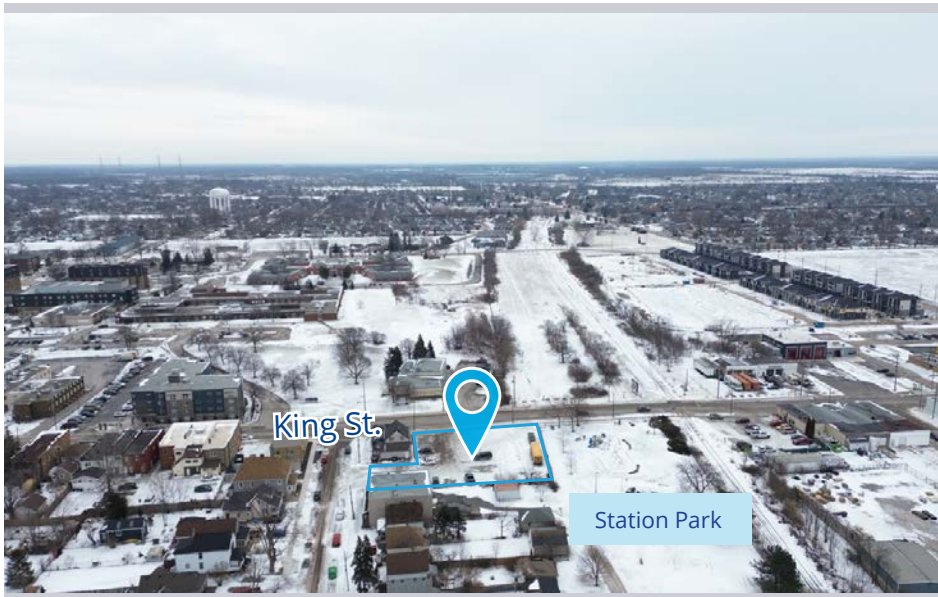
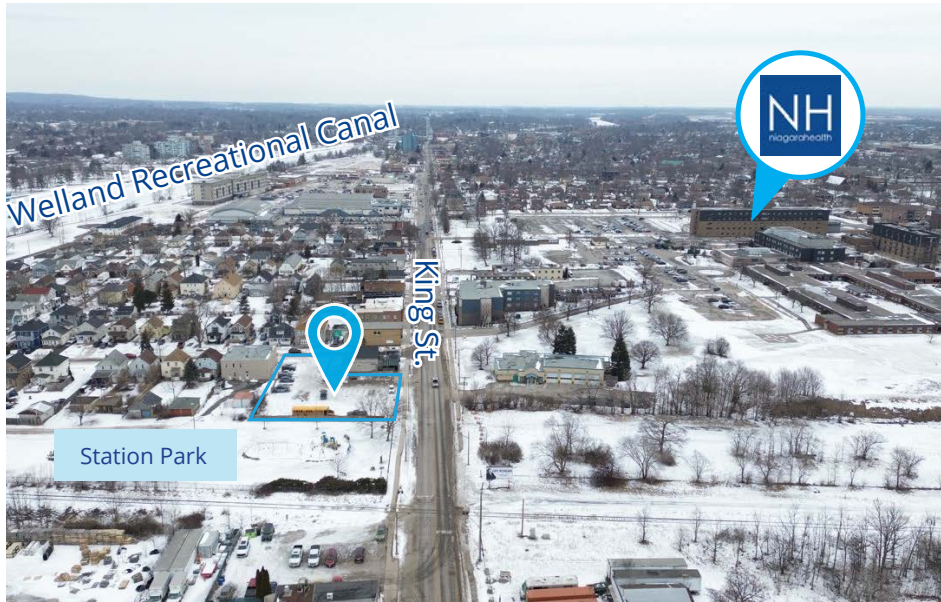


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# Aerial Photos

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.

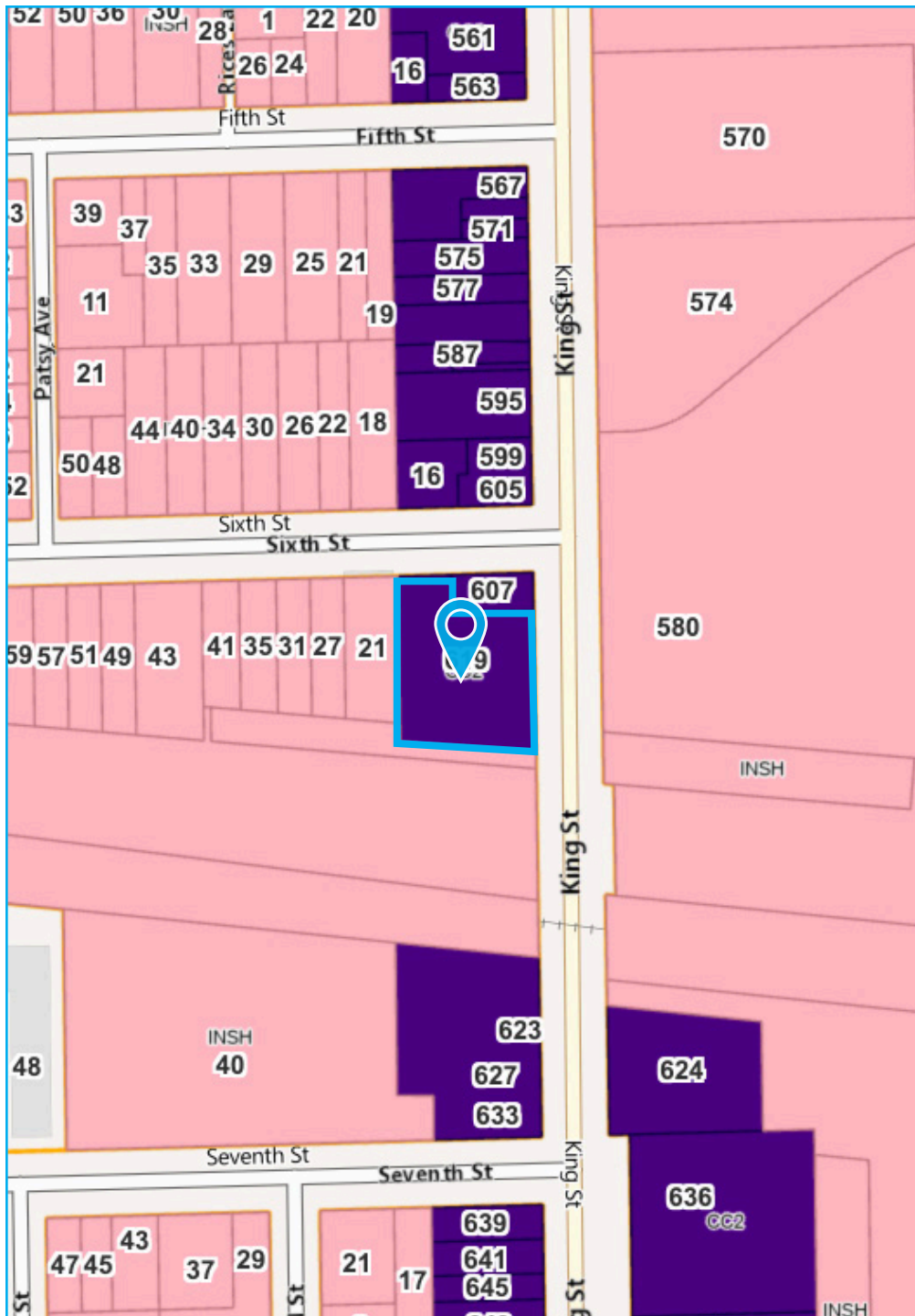
## Welland Recreational Canal

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

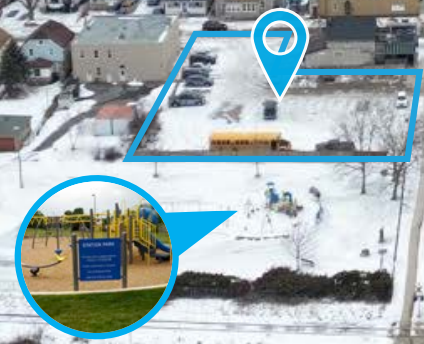
## Community Commercial Corridor

Permitted Uses	CC2
Accessory Uses, Buildings and Structures	✓
Art Gallery	✓
Short-Term Rental	✓
<b>Commercial</b>	
Custom Workshop	✓
Drive-Through Establishment	✓(3)
Educational Establishment	✓
Emergency Service	✓
Financial Establishment	✓
Food Production Facility	✓
Funeral Home	✓
Garden Centre	✓
Grocery Store	✓
Health Related Retail	✓
Home and Auto Sales and Supply	✓
Home Furnishing Establishment	✓
Home Improvement Establishment	✓
Light Equipment/ Machinery Sales,	✓
Mini Storage	✓
Motor Vehicle Sales Dealership	✓(3)
Motor Vehicle Service Station	✓(3)
Motor Vehicle Repair Shop	✓
Motor Vehicle Washing	✓(3)
Outdoor Display and Sales Area	✓
Parking Lot	✓
Pet Care Establishment	✓
Pet Shop	✓
Place of Entertainment	✓
Private Club	✓
Repair Shop	✓
Restaurant	✓
Retail Establishment	✓
Sample or Showroom	✓
School, Commercial	✓
Seasonal Outdoor Use	✓
Service Commercial Establishment	✓
Veterinary Clinic	✓
<b>Hospitality</b>	
Hotel	✓

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



Welland Recreational Canal



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