

Medical Office Building - Welland



WELLAND

Immaculate Medical Building Offices For Lease

Professional Medical Building situated on the major route to the Welland County General Hospital.

TMI - \$18.11
Net Rent - TBD

Schedule a Tour Today:

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FOR LEASE 477 King St. // Welland // ON

VIEW ONLINE  collierscanada.com/19057

Medical Office Building in Welland

Great exposure on King Street.
Professional medical building known as the Welland Medical Centre.
Handicap access and elevator.



Wheelchair Accessible



Hwy. 406
5 Minutes
Away



Public Transit
Bus



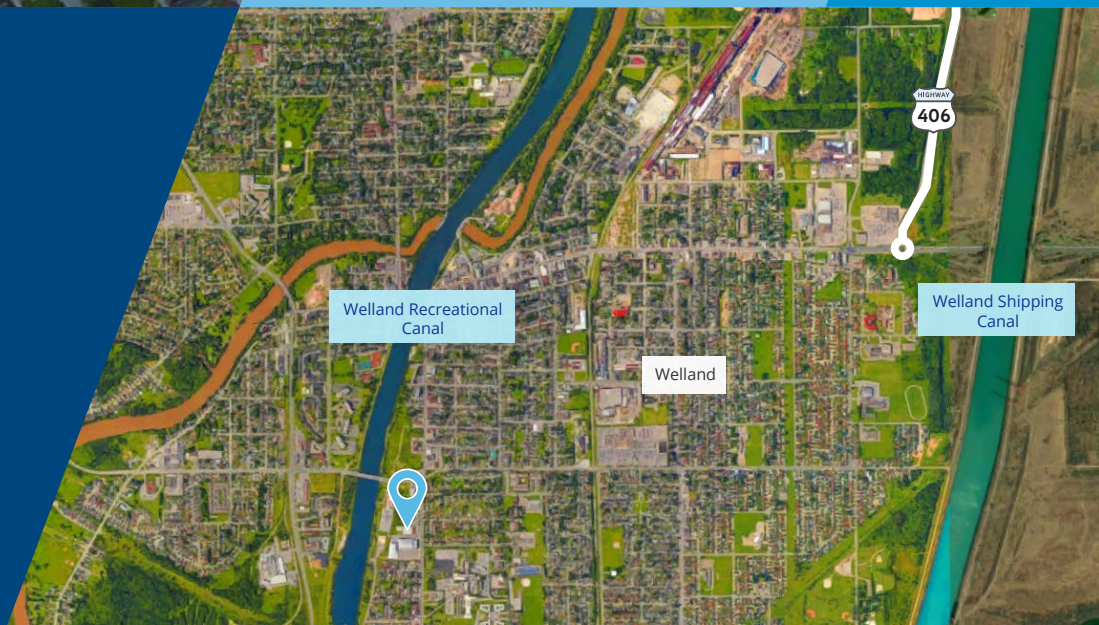
Surface
Parking

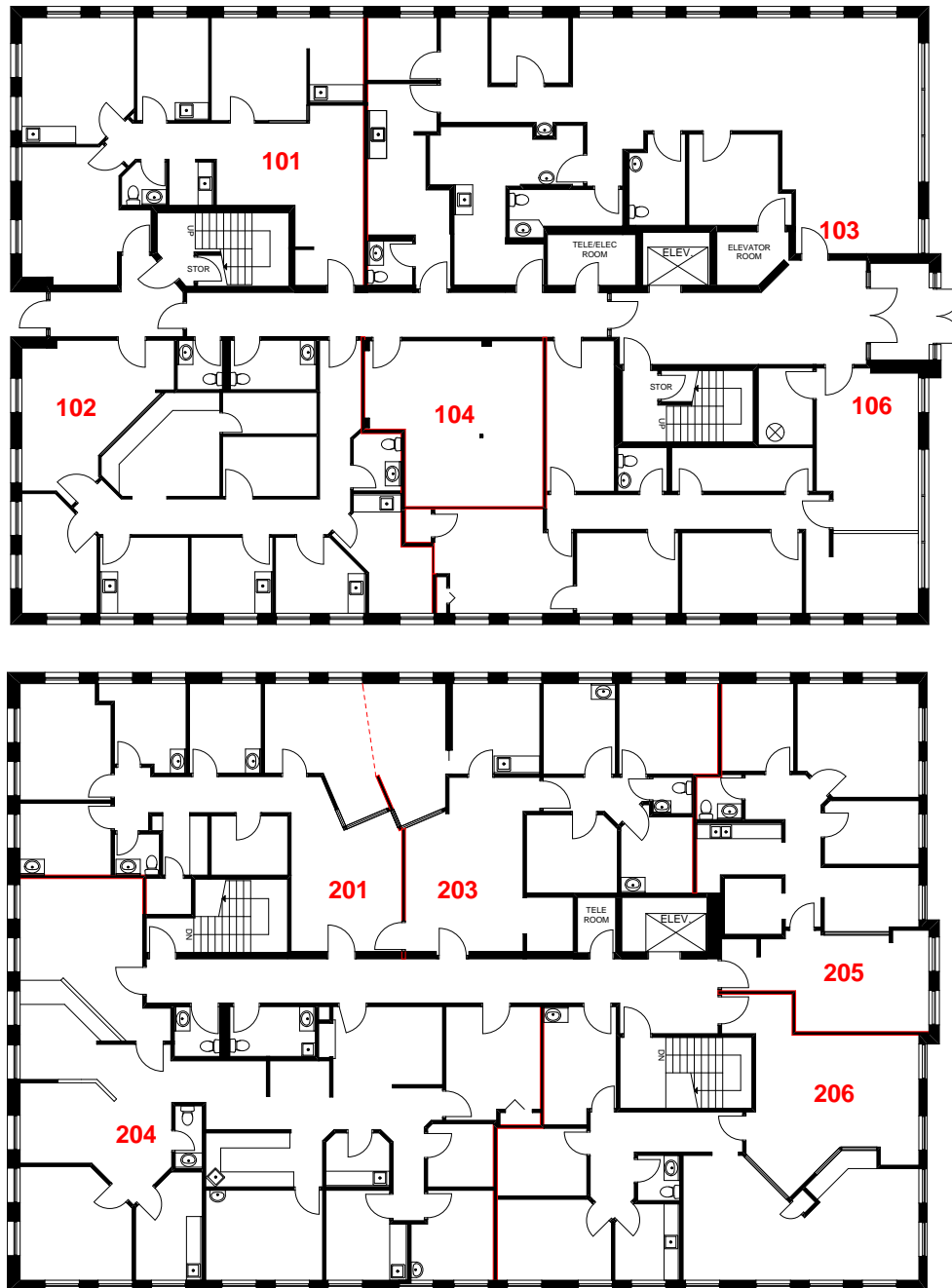


Niagara Pop.
2016
447,888



Niagara Median
Household Income
\$68,410





UNIT SPECIFICATIONS

Net Rent	\$TBD/SF
Additional Rent	\$18.11/SF
Unit 101	1106 SF
Unit 201	1187 SF
Unit 203	976 SF
Unit 205	1044 SF
Unit 206	1191 SF

THE BUILDING

Wheelchair accessible with public elevator. Well maintained building with HVAC upgrade and new floor coverings in common areas.

THE AREA

4 minute walk to the Welland County General Hospital or 1 minute by car. Great exposure on King St. Rexall pharmacy located just north of the property.

THE UNITS

Large reception areas with multiple offices/patient rooms and bathrooms.



CLOCKWISE FROM TOP LEFT: Aerial // Exterior Front // Location // Street View // Street View



SECTION 20 - SHOPPING COMMERCIAL ZONE- C2

The following provisions shall apply in all SHOPPING COMMERCIAL ZONES C2:

No PERSON shall *HEREAFTER USE* any BUILDING, STRUCTURE or land, nor *ERECT* any BUILDING or STRUCTURE except in accordance with the following provisions:

20.1 USES PERMITTED

20.1.1 All USES permitted in C1 ZONES and the following:

20.1.2 Commercial:

a RENTAL STORE; an ARTIST'S STUDIO; a PERSONAL SERVICE ESTABLISHMENT; a DRY CLEANING AND LAUNDRY DEPOT; a CAR WASHING ESTABLISHMENT; an AUTOMOBILE SERVICE STATION; a bowling alley; BUSINESS OFFICES; a DISTILLATION ESTABLISHMENT; a CLINIC (By-law 6298); SHOPPING CENTRES (By-law 8279); an ATHLETIC/FITNESS CLUB (By-law 9439); a DEPARTMENT STORE (By-law 9621); a SUPERMARKET (By-law 9621); a PROPANE EXCHANGE STATION (By-law 2003-137); PET GROOMING ESTABLISHMENT (By-law 2010-99)

20.3 EXCEPTION

NOTWITHSTANDING anything *HEREIN* contained, the C3 USES shall be allowed for the lands described in By-law No. 3586, being composed of part of BLOCK E according to Registered Plan 26 for the said City of Welland and parts of Lincoln Street and King Street, and more particularly described as follows:

COMMENCING in the north limit of BLOCK E being the south limit of Lincoln Street (formerly Water Street) at a point distant 48.768 metres more or less westerly from the north-east angle of said BLOCK E;

THENCE south and parallel to the east limit of said BLOCK E and the west limit of King Street in and along the west limit of the properties of McColl Frontenac Oil Company Limited, Sun Oil Company Limited and Shell Oil Company Limited 209.334 metres more or less to the south limit of the Shell Oil Company Limited property;

THENCE east along the south limit of Shell Oil Company Limited property 48.768 metres more or less to a point in the east limit of BLOCK E and the west limit of King Street; THENCE continuing east 10.058 metres, more or less, to the centre line of King Street;

THENCE north in and along the centre line of King Street, 249.884 metres to a point marking the intersection of the centre line of King Street and the centre line of that portion of Lincoln Street (formerly Water Street) running west from King Street;

THENCE west along the centre line of Lincoln Street 58.826 metres more or less, to a point;

THENCE south 10.058 metres to the place of beginning.

(By-law 3586)

(399 AND 477 KING STREET – WEST SIDE OF KING STREET SOUTH OF LINCOLN STREET TO THE DEPTH OF 48.768 METRES)

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