



120 Federal Rd
Welland | ON

FOR SALE | ±1.36 ACRES

±7,250 SF User/Investor Opportunity Available



Colliers International Niagara Ltd., Brokerage
82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4
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collierscanada.com/niagara

Accelerating success.

ASKING PRICE:

\$1,985,000

OFFER ACCEPTANCE DATE: August 30, 2023
SHOWINGS: Call Listing Agents

Greg Chew*

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*Sales Representative

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*Sales Representative, SIOR

Listing Specifications

120 Federal Rd., Welland ON

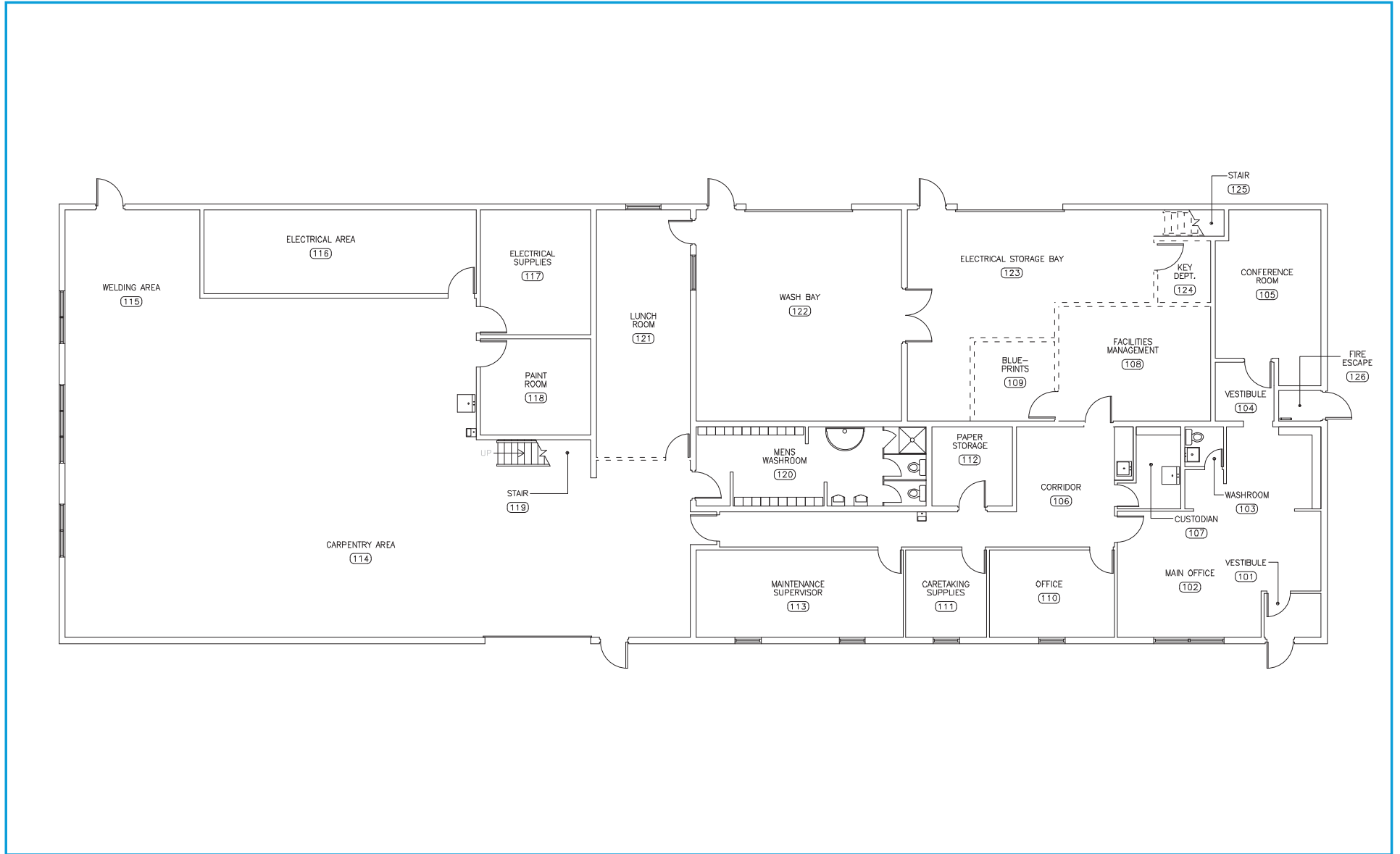
ARN / PIN	271906001202209 / 641250075
Lot Size	±1.36 Acres
Building Size	±7,250 SF
First Floor	±7,250 SF
Second Floor Mezzanine	±3,177 SF
Communication	High Speed Fibre Internet
Power	400 AMP
Shipping Doors	3 Grade Level - 10'hx12'w
Zoning	LI - Light Industrial
Official Plan	Light Industrial
Lot Dimension	Frontage: ±313 ft. Depth: ±257 ft.
Parking	30 Stalls
Rear Yard	Fully Fenced and Paved
Taxes (2022)	\$5,165.82
Asking Price	\$1,985,000
Utilities	Sanitary Sewer; Municipal Water; Hydro; Natural Gas
Comments	<ul style="list-style-type: none">• Investment and/or Owner opportunity• Recent building improvements include: Lighting upgrades 2017, IT upgrades 2017



120 Federal Rd

Federal Rd

First Floor Plan



Second Floor Plan



Exterior Photos

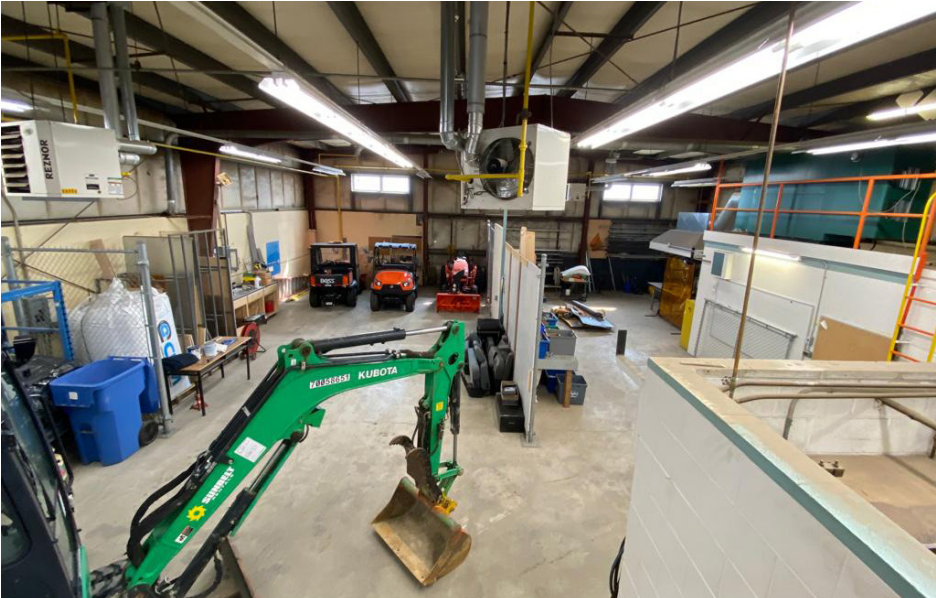
120 Federal Rd., Welland ON



Interior Photos - Warehouse



120 Federal Rd., Welland ON



Interior Photos - Mezzanine



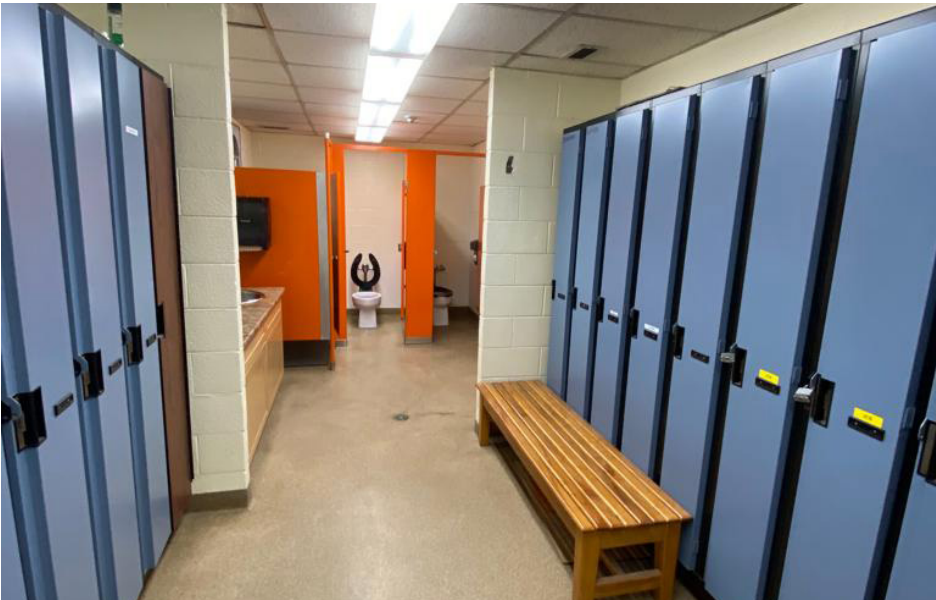
120 Federal Rd., Welland ON



Interior Photos - Office

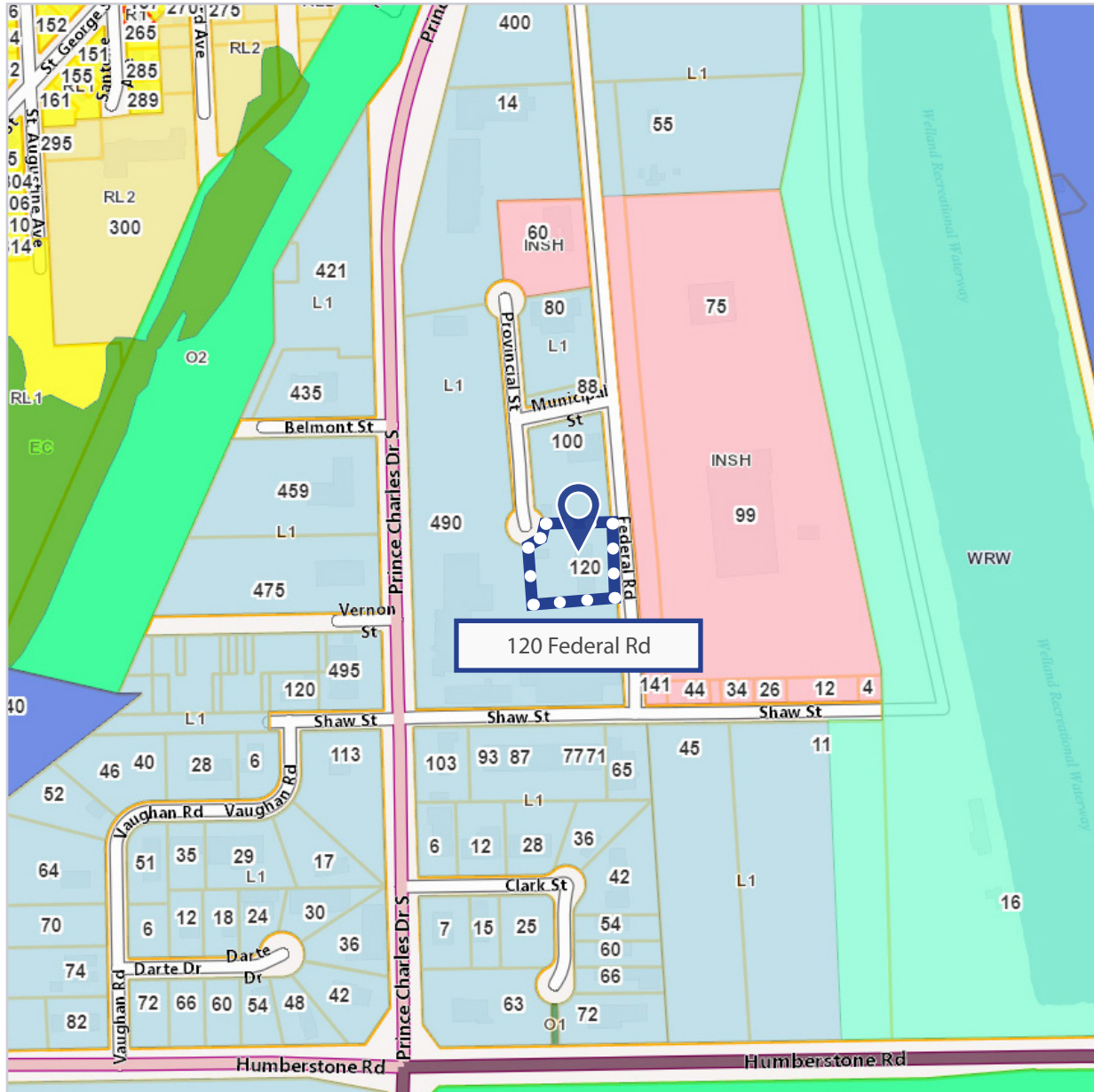


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Zoning LI - Light Industrial

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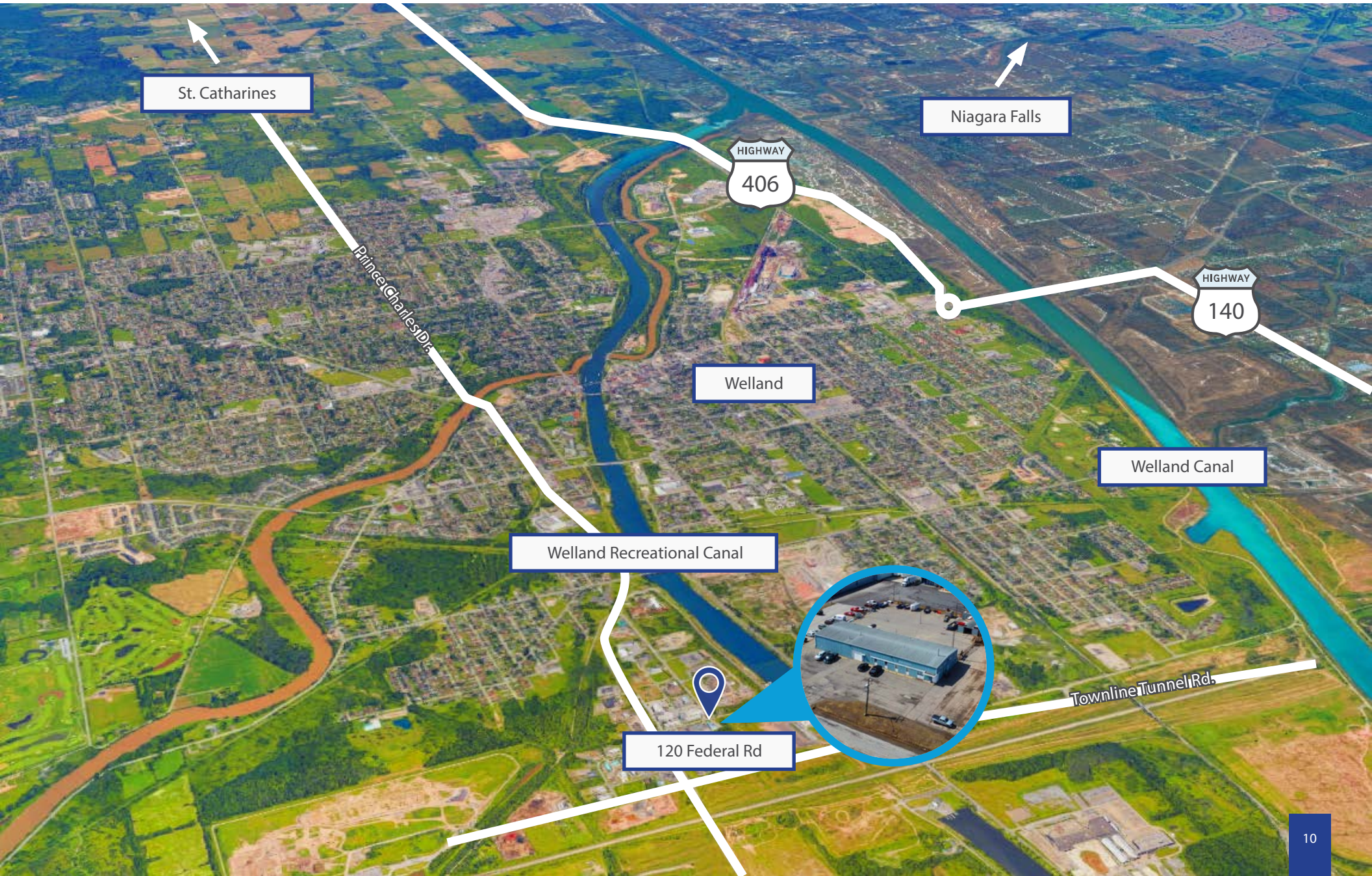
Permitted Uses

Column 1	Column 2	Column 1	Column 2
Permitted Uses	L1	Permitted Uses	L1
Accessory Uses, Buildings and Structures	✓(1)	Manufacturer Showroom/ Accessory Retail Sales	✓(3)
Aggregate Extraction Operation		Market Garden – Open Air Market	✓
Animal Shelter	✓	Medical Office or Clinic	
Athletic/Fitness Establishment	✓(2)	Motor Vehicle Body Shop	✓
Building or Contracting Supply Establishment	✓	Motor Vehicle Dealership	✓
Bulk Storage		Motor Vehicle Repair Establishment	✓
Cannabis Production Facility	✓	Motor Vehicle Service Station	✓
Commercial Greenhouse	✓	Motor Vehicle Washing Establishment	✓
Contractor's Establishment	✓	Offices	✓(3)
Custom Workshop	✓	Office, Major	
Day Care Centre	✓(2)	Outside Storage	✓(3)
Dry Cleaning and Laundry Plant	✓	Parking Lot	✓
Existing Adult Entertainment Parlour		Place of Assembly	✓
Financial Institution	✓(2)	Printing Establishment	✓
Food Production	✓	Propane Transfer Facility	✓
Funeral Home including Crematorium	✓	Repair Shops and Services	✓
Generating Plant	✓	Research and Development	✓
Heavy Equipment Sales, Rental and Service	✓	Restaurant	✓(2)
Heavy Industrial		School, Commercial	✓
Hotel/Motel		Service Commercial Establishment	✓(2)
Laboratories	✓	Sleeping Facilities for Occasional Use	✓
Light Equipment/Machinery Sales/Rental and Service Establishment	✓	Storage Yard	✓
Light Industrial	✓	Surveying, Engineering, Planning or Design Business	✓(2)
		Technology Industry	✓
		Training Facilities	✓
		Trucking Operation	✓
		Warehouse/Public Storage	✓
		Waste Transfer/Processing/ Recycling Facility	✓
		Wholesale Facility	

Location Overview



120 Federal Rd., Welland ON



\$4.5B

Annual revenue

2B

Square feet managed

18,000

professionals

\$98B

Assets under management

65

Countries we operate in

51,000

lease/sales transactions

Statistics are for February 2023 and in U.S. dollars.
Number of countries include affiliates.

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About Colliers International Group Inc.

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 63 countries, our 18,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 27 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.6 billion and \$92 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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