



**157 West Main St, Welland, ON**

# For Sale

- Investment or Live / Work Opportunity
- Main Floor Office / 2 Bedroom Apartment Above

**\$739,000**

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# The Opportunity

157 West Main Street is an excellent live/work opportunity or investment/ rental Property walking distance to Welland's Downtown core.

The main floor office layout consists of a generous reception area, three private offices, a large boardroom, separate server room, full kitchen, washroom, plenty of storage and a second rear entrance.

The second floor two bedroom apartment boasts a full kitchen with all appliances, a large living room, a three piece bathroom, stacked washer and dryer and a private deck outside the second floor entrance. Hardwood floors throughout most of the suite.

Ample parking exists to the rear of the building and the zoning allows for many permitted uses for those looking to bring a new business idea to life.



Reception



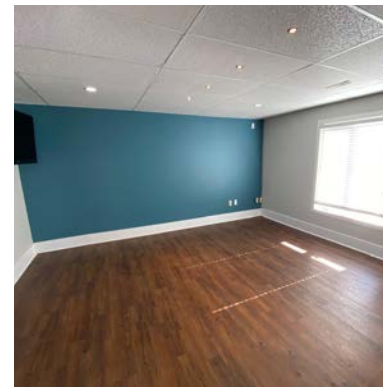
Private Office 1



Private Office 2



Private Office 3



Board Room



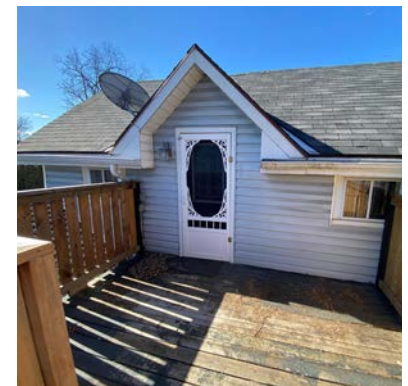
Office Kitchen



Apartment Living Room



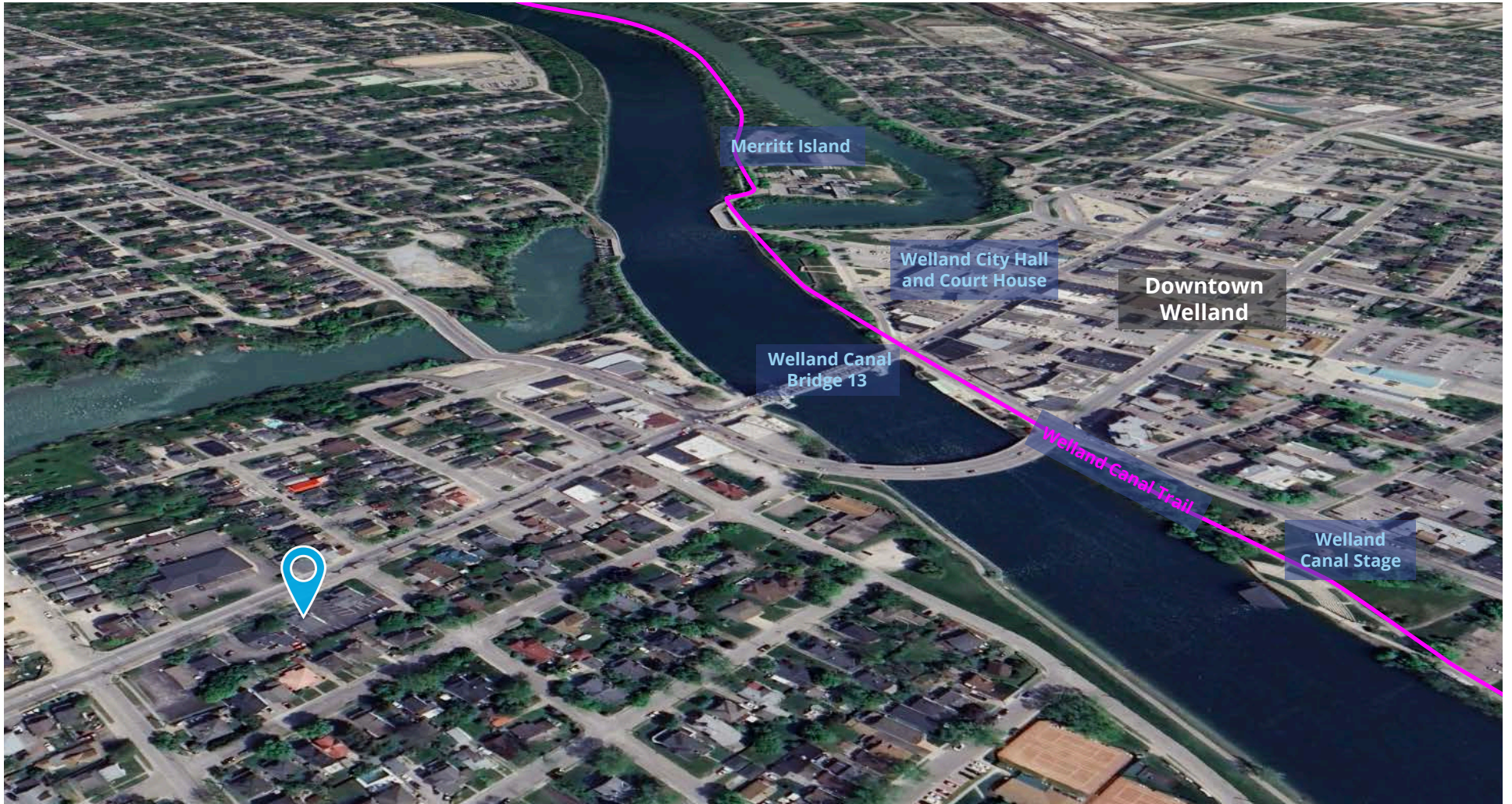
Apartment Kitchen



Apartment Deck

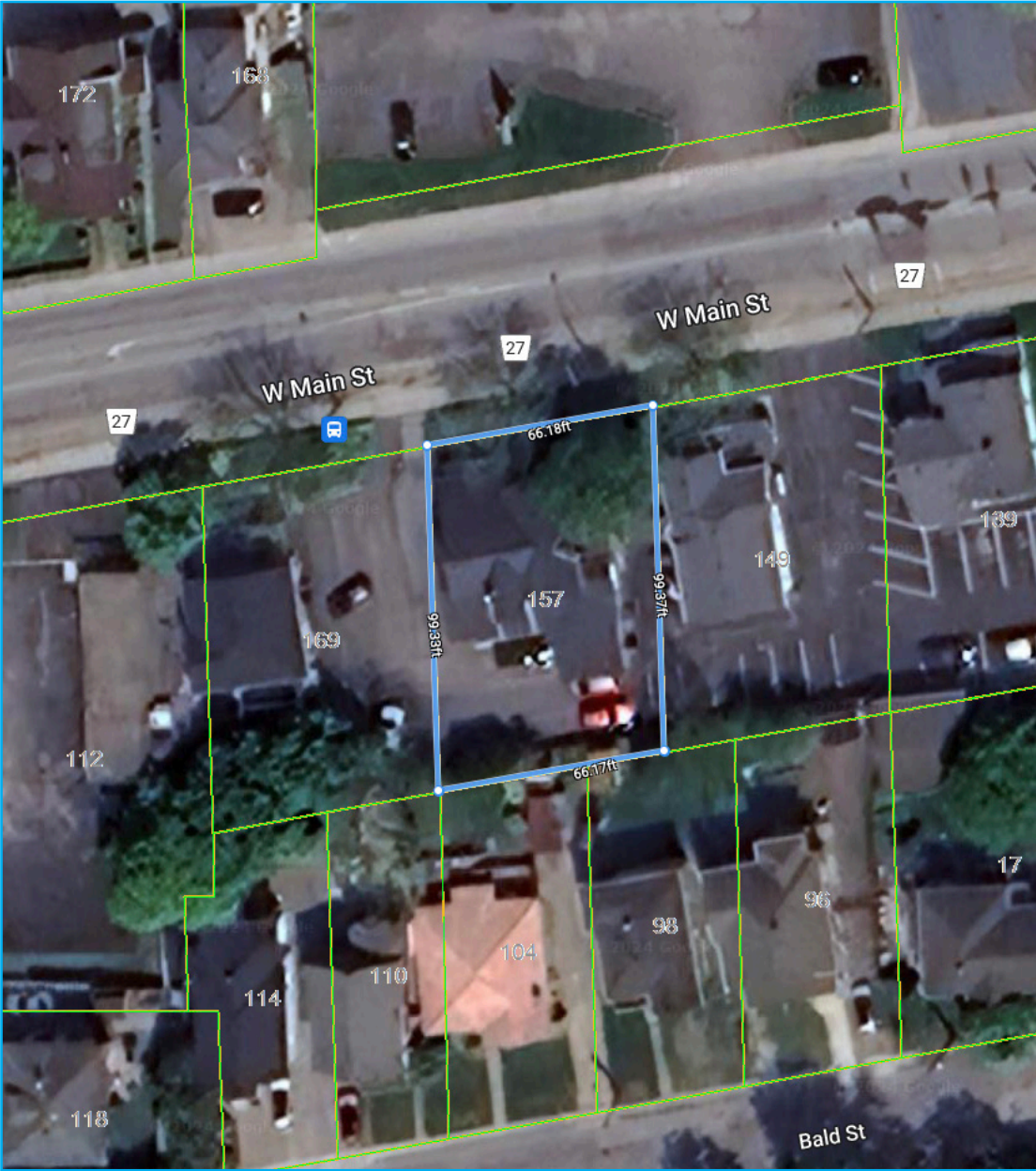


# Downtown **Location**



Excellent location on West Main St. just across Welland Canal Bridge 13 to the west of City Hall and Welland's Downtown core. The Welland Canal Trail, Merritt Island, The Courthouse and City Hall are all within walking distance of the Property. The revitalization of Downtown Welland has welcomed many spas, restaurants, retail stores, bars and pubs. Enjoy all the Downtown core has to offer including the many attractions along the Welland canal including the Welland International Flatwater Centre and the Welland Canal Stage just on the other side of Bridge 13.

# Property Lines



# Property Overview

<b>Civic Address</b>	157 West Main St, Welland ON
<b>Site Area</b>	±0.15 Acres
<b>Frontage</b>	±66 FF
<b>Location</b>	South side of West Main St. west of Niagara St.
<b>Zoning</b>	DMC - Downtown Mixed Use Centre
<b>Price</b>	\$739,000
<b>Taxes</b>	\$±4,000
<b>Building Size</b>	±2,357 SF
<b>Main Level</b>	±1,457 SF
<b>Second Level</b>	±900 SF
<b>Power</b>	200 AMP
<b>Water and Sewer</b>	Municipal
<b>HVAC</b>	Furnace - Forced air gas with AC
<b>Parking</b>	Ample parking and single car garage



# Exterior Photos



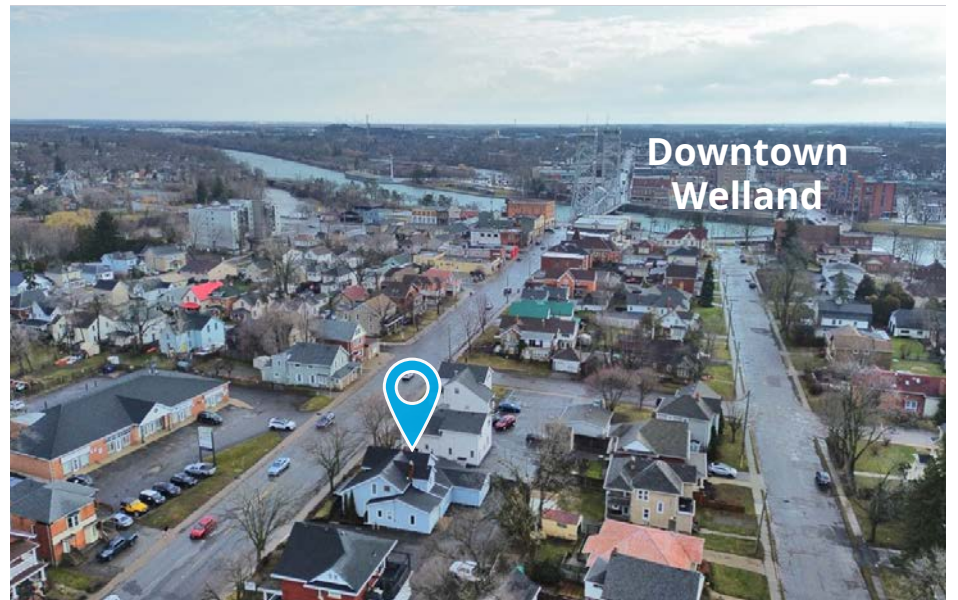
157 West Main St, Welland, ON



# Aerial Photos



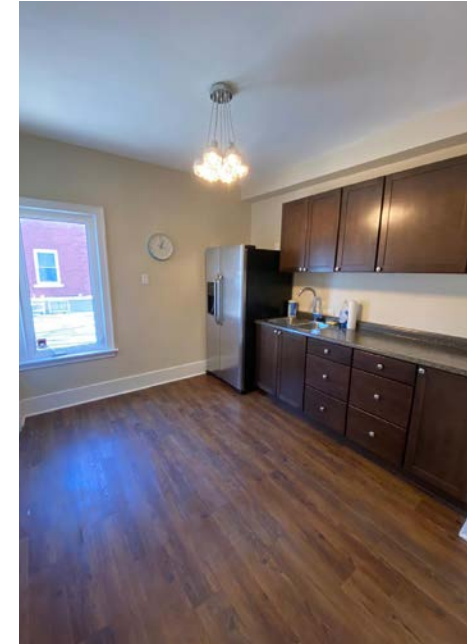
157 West Main St, Welland, ON



# Main Floor Office



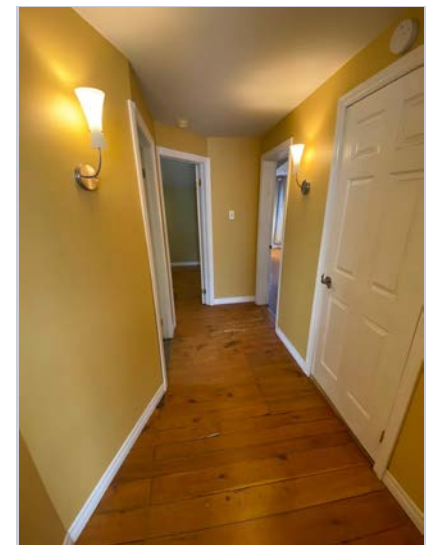
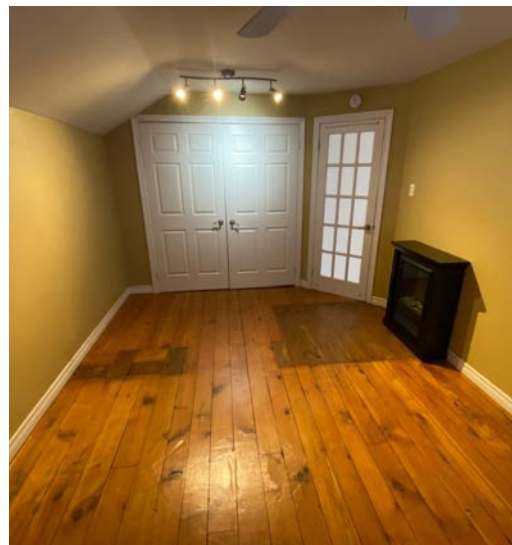
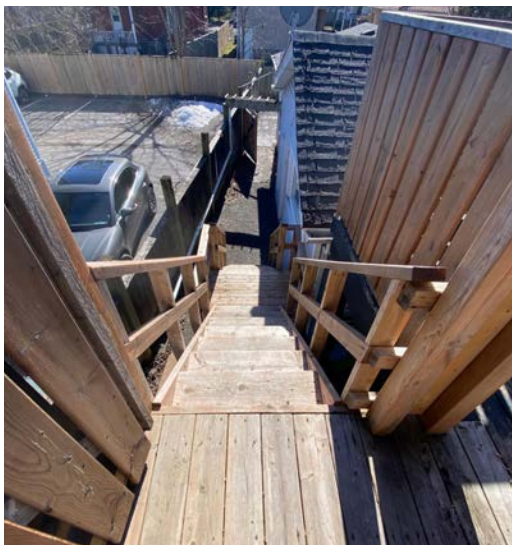
157 West Main St, Welland, ON



# Upper Floor Apartment



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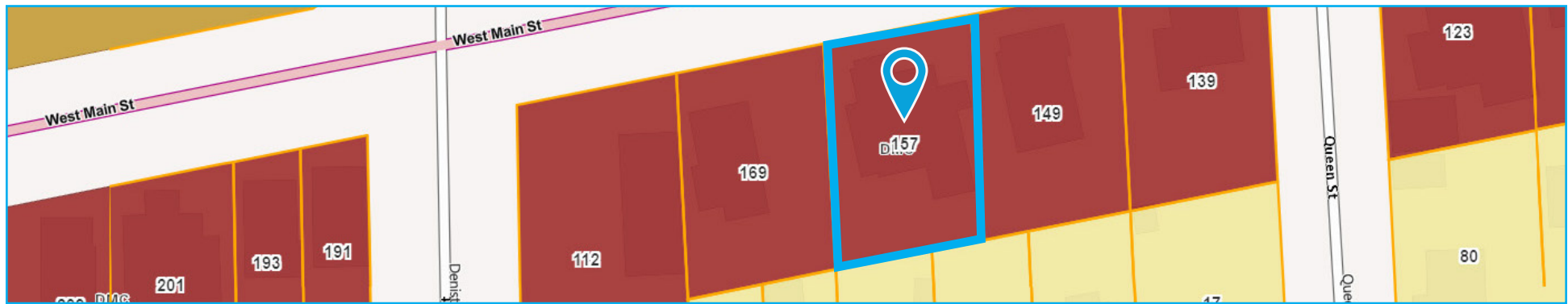
# Zoning - DMC\*

## Downtown Mixed Use Centre

Column 1	Column 2	Column 1	Column 2	Column 1	Column 2	Column 1	Column 2	Column 1	Column 2	Column 1	Column 2	Column 1	Column 2
<b>Permitted Uses</b>	<b>DMC</b>	<b>Permitted Uses</b>	<b>DMC</b>	<b>Permitted Uses</b>	<b>DMC</b>	<b>Permitted Uses</b>	<b>DMC</b>	<b>Permitted Uses</b>	<b>DMC</b>	<b>Permitted Uses</b>	<b>DMC</b>	<b>Permitted Uses</b>	<b>DMC</b>
Accessory Uses, Buildings and Structures	✓	Bed and Breakfast Establishment	✓	Home Furnishing Establishment	✓	Place of Entertainment	✓	Day Care Centre	✓	Dwelling, Accessory Unit	✓	Motor Vehicle Repair Establishment	✓
Art Gallery	✓	Short-Term Rental	✓	Home Improvement Establishment	✓	Repair Shop	✓	Day Care, Home	✓	Dwelling, Apartments	✓(1)	Open Storage	✓
Assembly Hall	✓	<b>Commercial</b>		Home Occupation	✓	Research and Development Establishment	✓	Library	✓	Dwelling, Converted	✓(1)		
		Clubs, Private		Mini Storage		Restaurant	✓(2)	Museum	✓	Dwelling, Multiple	✓(1)		
		Custom Workshop	✓	Motor Vehicle Sales Dealership		Retail Centre	✓	Place of Worship	✓	Dwelling,			
		Department Store	✓	Motor Vehicle Service Station	✓	Retail Establishment	✓	Social Services Establishment	✓	Dwelling Units Above Permitted Uses	✓		
		Drive-Through Establishment		Motor Vehicle Repair Shop		Sample or Showroom	✓	<b>Office</b>		Emergency Shelter	✓		
		Educational Establishment	✓	Motor Vehicle Washing Establishment		School, Commercial	✓	Medical Office or Clinic	✓	Group Home	✓(1)		
		Emergency Service	✓	Light Equipment/ Machinery Sales, Rental and Service Establishment		Seasonal Outdoor Use	✓	Office	✓	Long Term Care Facility	✓		
		Financial Establishment	✓	Outside Display and Sales Area	✓	Service Commercial Establishment	✓	Office, Major Use	✓	Residential Care Facility	✓		
		Flea Market	✓	Parking Lot	✓	Supermarket	✓	Survey, Engineering, Planning or Design Business	✓	Retirement Home	✓		
		Food Production	✓	Parking Structure or Garage	✓	Veterinary Clinic	✓	<b>Recreational</b>		<b>Other</b>			
		Funeral Home	✓	Pet Care Establishment	✓	<b>Hospitality</b>		Athletic/Fitness Establishment	✓	Fabricating and Processing Establishments			
		Garden Centre	✓	Pet Shop	✓	Hotel	✓	Park	✓	Warehouse			
		Grocery Store	✓			Motel	✓	Recreational Establishment	✓	<b>Prohibited</b>			
		Health Related Retail Use	✓			<b>Community</b>		<b>Residential</b>		Drive-Through Establishments	✓		
		Home and Auto Sales and Supply Establishment				Art Gallery	✓	Block Townhouse		Motor Vehicle Body Shop	✓		
						Community Centre	✓	Boarding or Lodging House	✓				
						Community Garden	✓						



\* Please refer to the Welland Zoning By-Law for complete comprehensive information





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