



250 Primeway Dr., Welland, ON

Prime Development Land Anchored By: SmartCentres Welland+ For Sale

- Surrounded by national retailers and major community amenities
- Premium development land in expanding commercial corridor
- Strong visibility and exposure in an established commercial node

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



The Opportunity



- Prime commercial development opportunity in one of Welland's fastest-growing retail and residential corridors
- Situated beside SmartCentres Welland, generating strong daily consumer traffic
- Immediate access to a rapidly expanding residential customer base from surrounding established and new developments
- Excellent visibility and exposure within a high-growth commercial node
- Ideal for a wide range of permitted uses included in the Gateway Economic Centre Zone
- Opportunity to establish a presence in an area experiencing significant investment and population growth
- Convenient access to Highway 406, Niagara Falls, St. Catharines, and surrounding municipalities

Located within a master-planned commercial area anchored by national and regional businesses

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Aerials



SmartCentres Welland



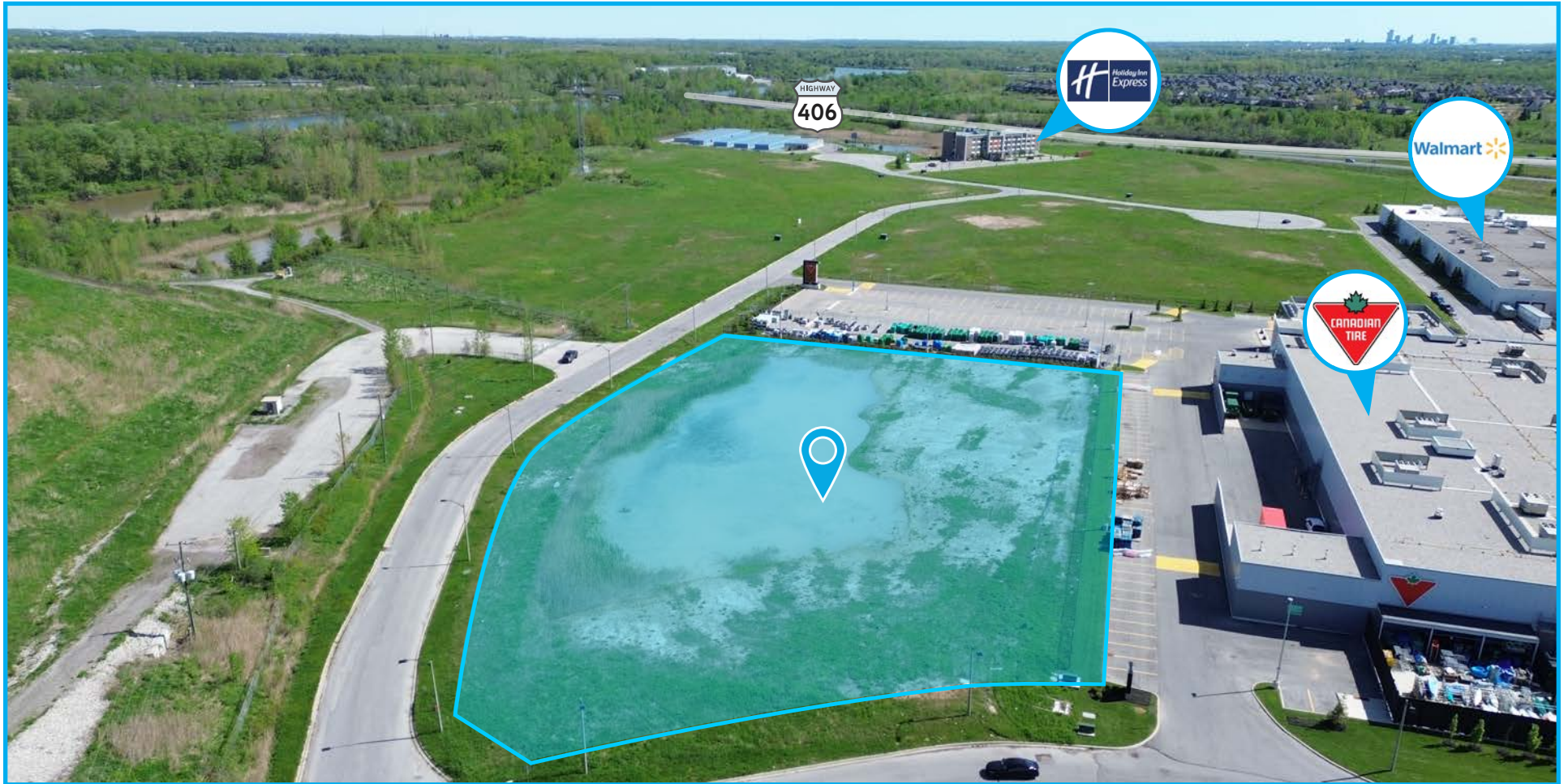
SmartCentres Welland is one of Niagara's leading retail destinations, anchored by major national retailers and serving a broad regional customer base. The centre benefits from strong daily traffic, excellent visibility, and convenient access to Highway 406. Located adjacent to Vista Park, a future major recreational amenity, and the Holiday Inn Express & Suites Welland, SmartCentres Welland forms the core of a vibrant commercial node that continues to attract investment, visitors, and consumers from across the region.

Location Overview

- Located on Primeway Drive in Welland's premier commercial district
- Directly adjacent to the SmartCentres Welland shopping destination
- Neighbouring the upcoming Vista Park project
- Steps from the Holiday Inn Express & Suites Welland, serving business and leisure travellers year-round
- Surrounded by established retailers, restaurants, hotels, and service commercial businesses
- Minutes from Niagara College, major employment areas, and regional amenities
- Strong connectivity to Highway 406 and major regional transportation routes
- Centrally positioned within the Niagara Region, providing access to a large consumer and workforce population



Property Lines



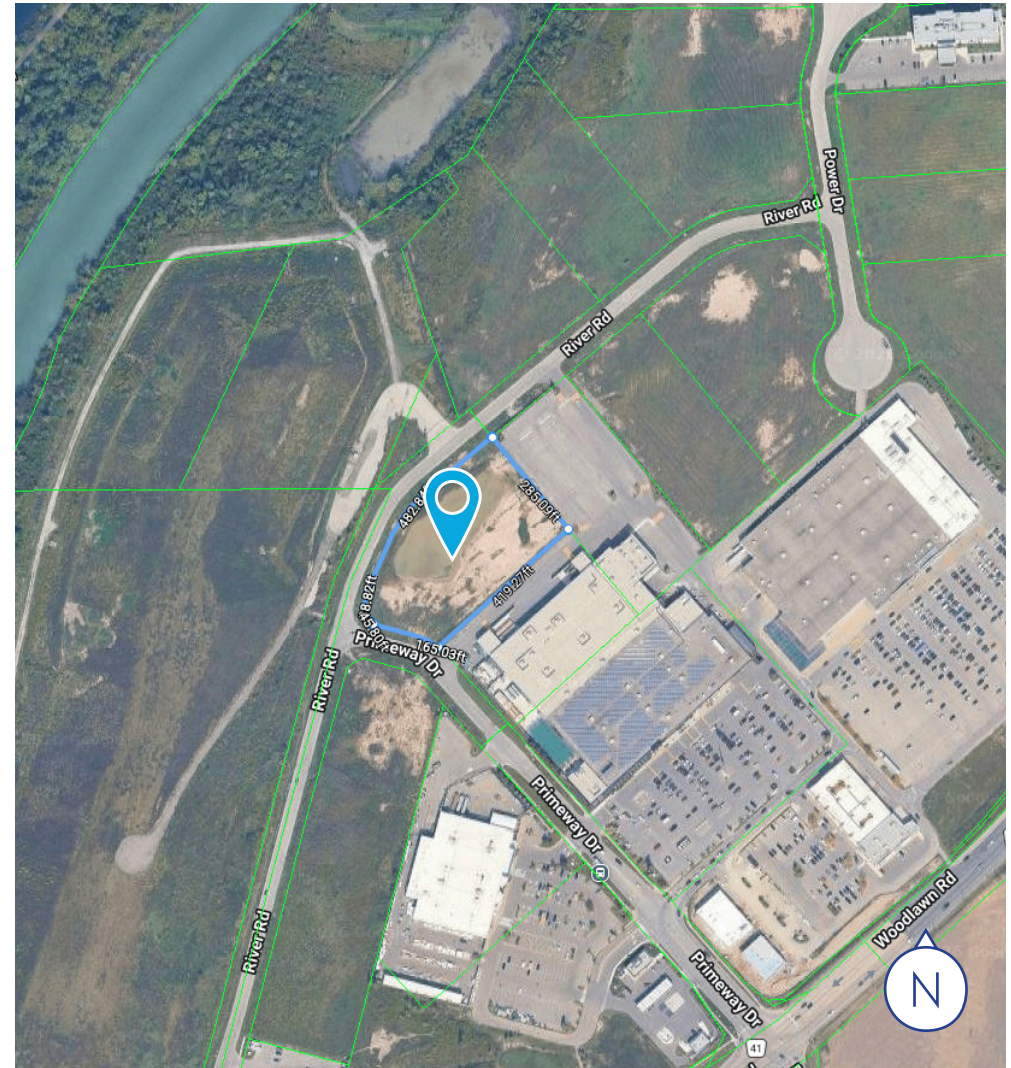
Development Highlights

- High-profile site within a master-planned commercial area
- Suitable for a variety of commercial development formats and tenant configurations
- Strong demographics supported by both local residents and regional traffic patterns
- Opportunity to capitalize on Welland's ongoing population growth and economic development initiatives
- Located within a proven retail trade area anchored by national and regional businesses
- Excellent accessibility, visibility, and convenience for customers, employees, and visitors alike
- Positioned to serve one of Niagara's most active growth corridors

Property Specifications

250 Primeway Dr., Welland, ON

Location	Northeast corner of Primeway Dr. and River Rd.
PIN	644230267
Legal Description	LOT 2, PLAN 59M391 SUBJECT TO AN EASEMENT IN GROSS OVER PART 2 59R16113 AS IN SN552240 CITY OF WELLAND
Subject Area	±2.93 Acres
Zoning	GEC - Gateway Economic Centre
Sale Price	\$2,750,000
Comments	<ul style="list-style-type: none">• One of Niagara's premier retail destinations, anchored by major national retailers• Strong regional draw serving Welland and surrounding Niagara communities• Excellent visibility and accessibility with convenient access to Highway 406• Adjacent to upcoming Vista Park and the Holiday Inn Express & Suites Welland, enhancing activity and visitor traffic within the area





Zoning - GEC-13*

Gateway Economic Centre

- Accessory Uses, Buildings and Structures
- Athletic/Fitness Establishment
- Building or Contracting Supply Establishment
- Bulk Storage
- Cannabis Production Facility
- Commercial Greenhouse
- Contractor's Establishment
- Custom Workshop
- Day Care Centre
- Financial Institution
- Food Production Facility
- Generating Plant
- Heavy Industrial
- Hotel/Motel
- Laboratories
- Light Industrial
- Heavy Equipment Sales, Rental and Service
- Light Equipment/Machinery Sales, Rental and Service Establishment
- Manufacturer Showroom/ Accessory Retail Sales
- Medical Office or Clinic
- Offices
- Office, Major
- Outdoor Storage
- Parking Area
- Printing Establishment
- Propane Transfer Facility
- Repair Shops and Services
- Research and Development
- Restaurant
- School, Commercial
- Service Commercial Establishment
- Sleeping Facilities for Occasional Use
- Surveying, Engineering, Planning or Design Business
- Technology Industry
- Training Facilities
- Trucking Operation
- Warehouse/Public Storage

That the uses permitted in the GEC-13 Zone shall be those in the GEC Zone and a Motor Vehicle Body Shop, Motor Vehicle Dealership, Motor Vehicle Repair Establishment, Motor Vehicle Service Station, Motor Vehicle Washing Establishment.

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



Thank You

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

**Colliers International
Niagara Ltd., Brokerage**

82 Lake St | Suite 200
St. Catharines, ON | L2R 5X4
P: +1 905 354 7413

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