



123 Welland Rd., Fonthill, ON

Registered Site Plan For Sale

- Proposed 6-storey Apartment Building Containing 48 Units

Concept Rendering Only

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The Opportunity

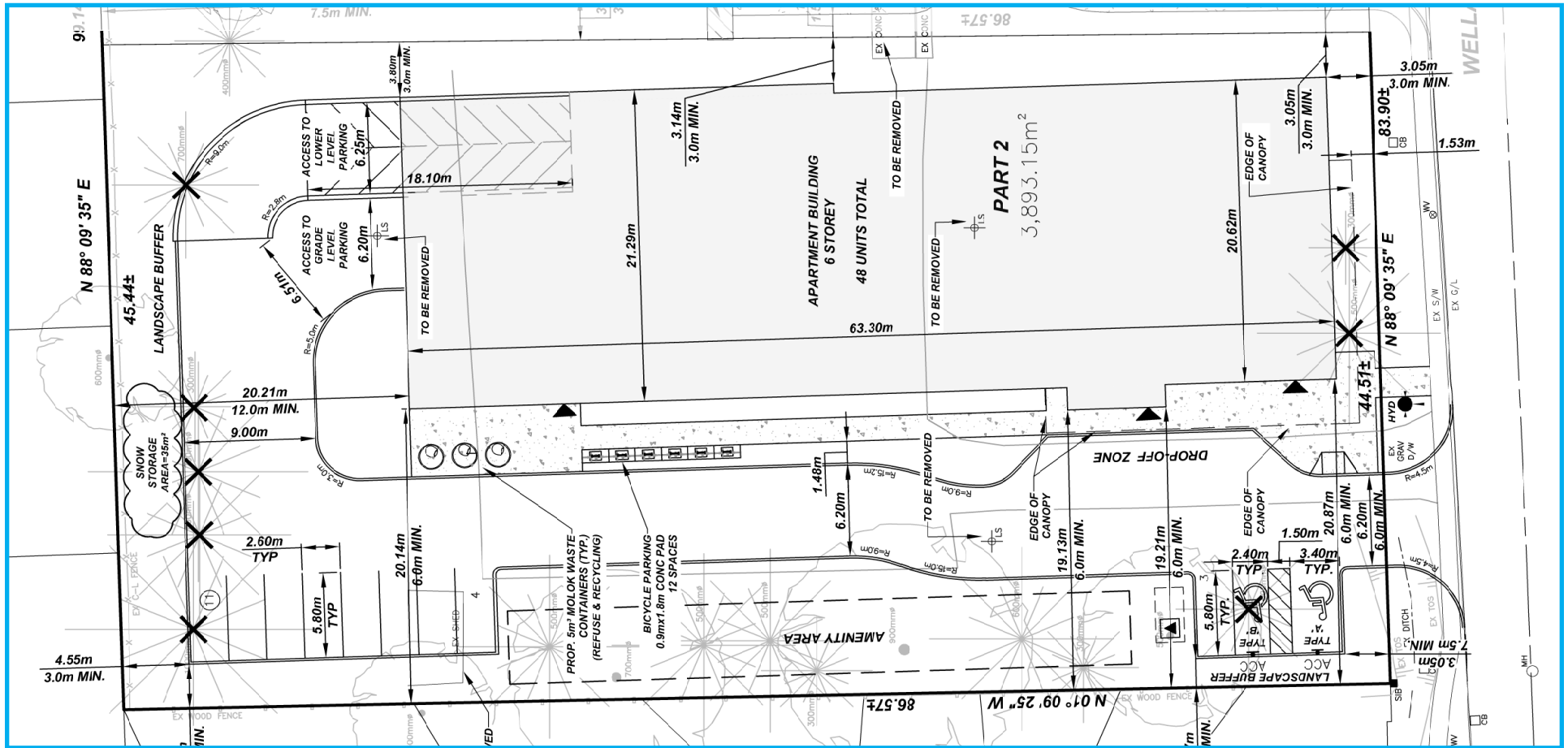


Concept Rendering Only

- Residential Development opportunity in Fonthill with a Registered Site Plan
- Proposed 6-storey apartment building containing 48 residential units
- All approvals in place and required studies completed
- Modern mid-rise design targeting today's rental/condominium market
- Efficient suite layouts with predominantly large 2-bedroom configurations
- Includes underground/covered parking design, elevator access, bike storage and resident amenities

Rare Development opportunity with a Registered Site Plan for a mid-rise residential development in the heart of Fonthill featuring a proposed 6 storey, 48 unit building positioned to capitalize on a sought after community.

Site Plan



Building Footprint ±14,424 SF

Land Area ±0.97 Acres

Road/Driveway/Parking ±11,733 SF

Landscaping ±15,715 SF

Highlights

- Architecturally designed 6 storey residential building by Raimondo & Associates Architects
- 48 residential suites with contemporary layouts
- Multiple 2-bedroom suite designs, including accessible layouts
- Indoor amenity space incorporated into building design
- Underground parking level plus ground level parking design
- Dedicated bike storage and locker areas
- Attractive building setbacks, terraces and existing landscape features
- Site Plan Agreement Registered with the Town of Pelham

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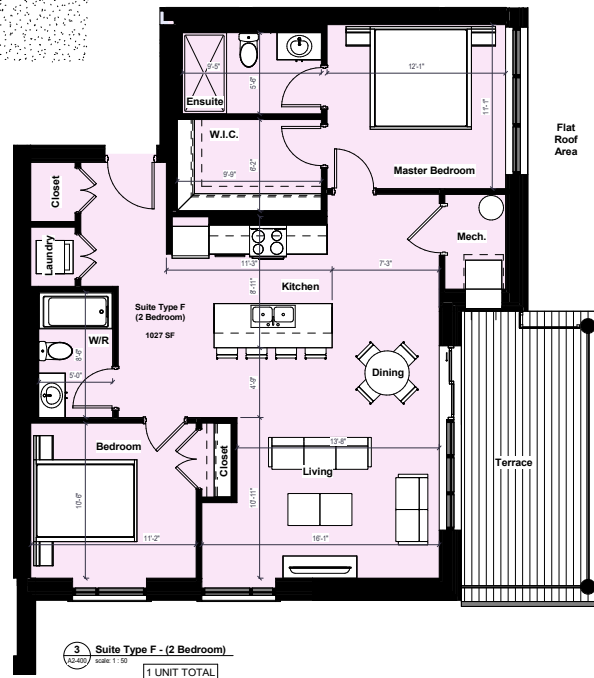
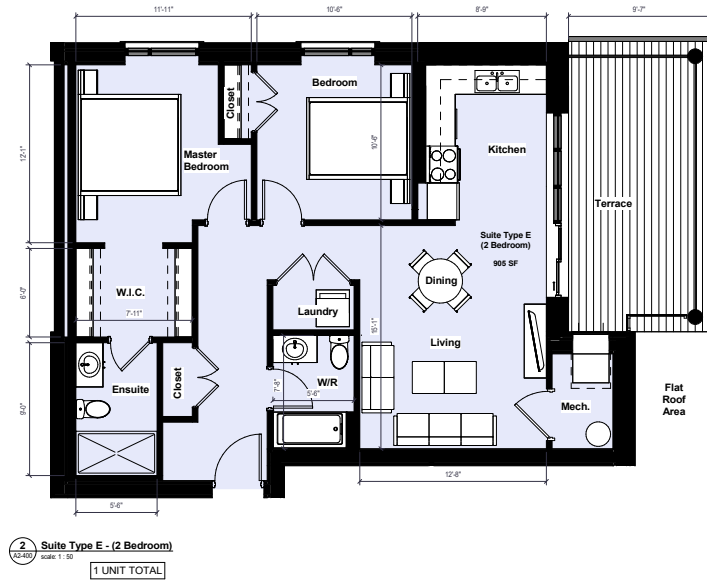
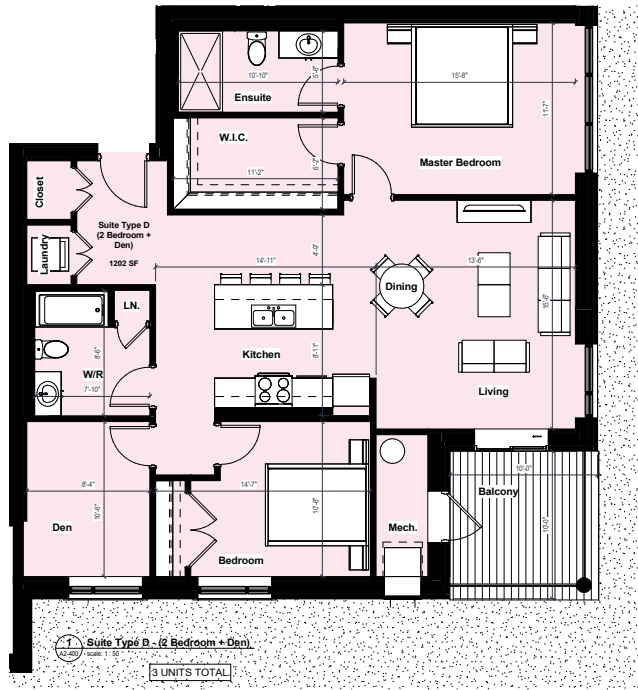
Building Elevations



Building Floor Plans



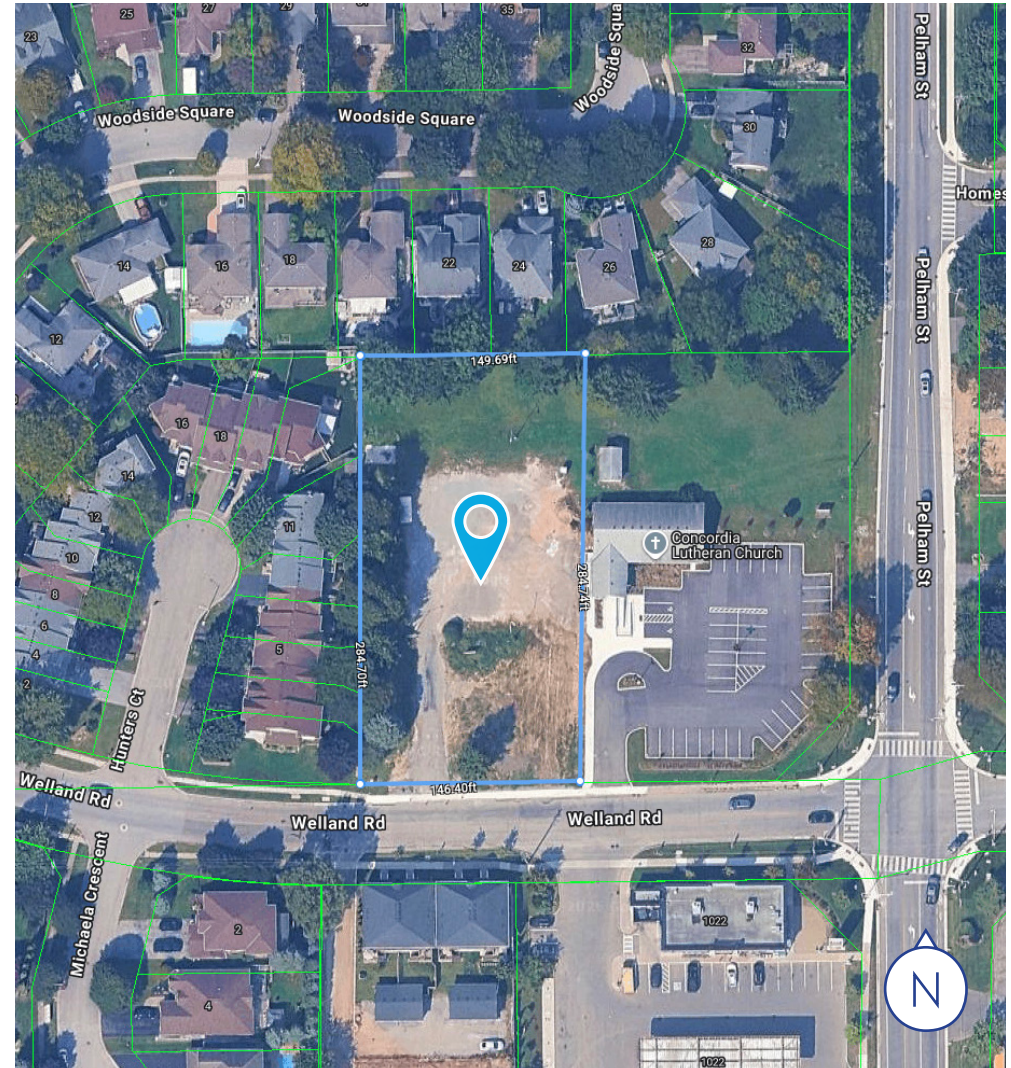
Unit Floor Plans



Property Specifications

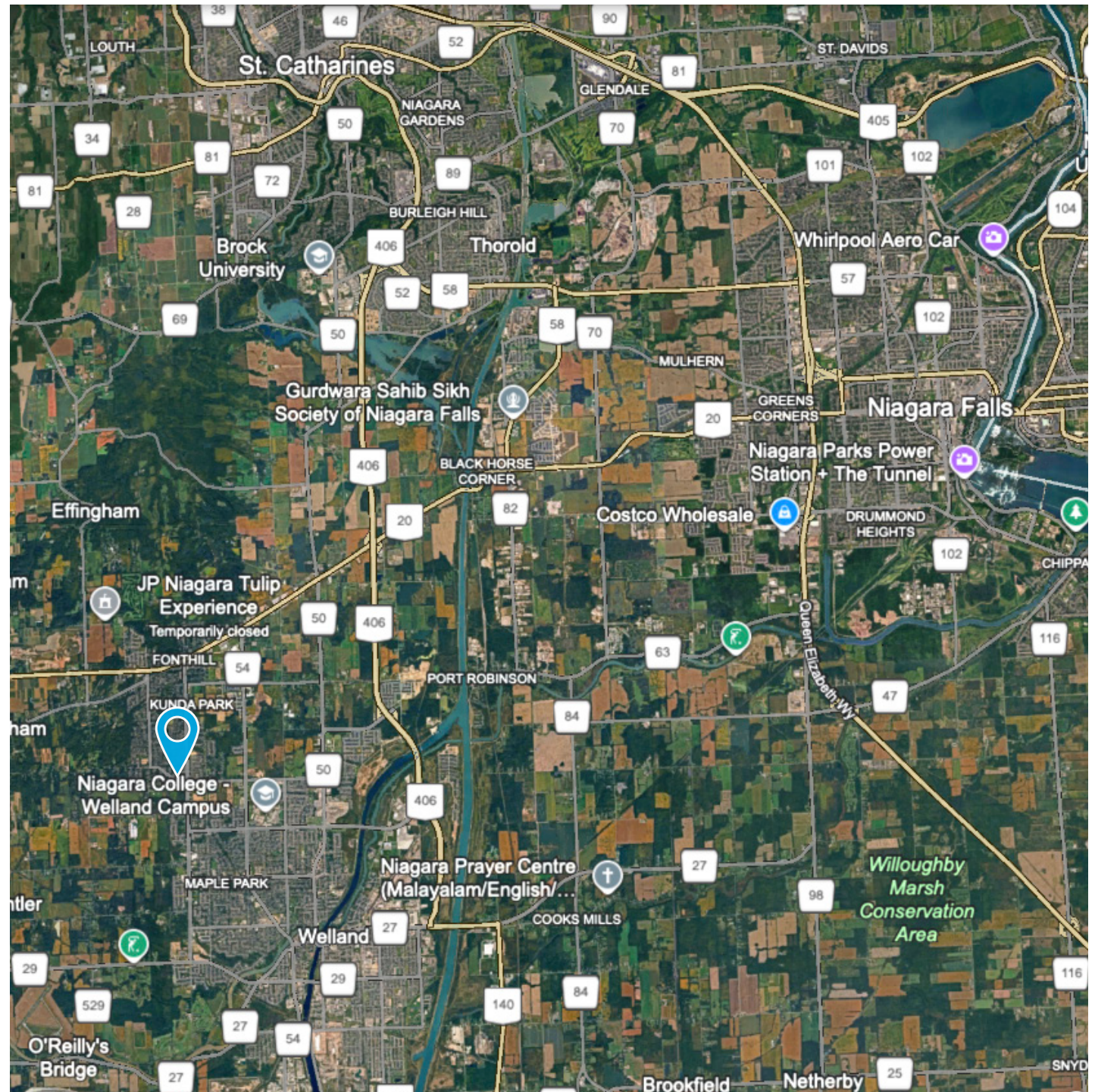
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Location	Northwest corner of Welland Rd. and Pelham St.
Overall Site Area	±0.97 Acres - ±42,253 SF
Residential Units	48
Stories	6
Building Footprint	±14,424 SF
Apartment Sizes	905 SF - 1,202 SF
Parking Spaces	50 Ground Level and 24 Underground
Zoning	Site Specific M2 Zoning - General Commercial
Price	TBD
Comments	Site Specific M2 Zoning allowing the approved 6-storey residential development at 123 Welland Ave. Potential Development Charge relief from the Town of Pelham All servicing to facilitate the development (sanitary, water & storm) has been installed to the front lot line Building Permit Ready



Location Overview

- Prime Fonthill location in the Town of Pelham
- Walking distance to downtown Fonthill amenities, restaurants, shops and services
- Surrounded by established residential neighbourhoods
- Minutes to Meridian Community Centre, parks, trails and recreational amenities
- Convenient access to Highway 20, Highway 406 and the broader Niagara Region
- Centrally located with easy access to Thorold, St. Catharines, Welland and Niagara Falls
- Positioned within a growing Niagara community with strong residential demand and limited new housing supply



Local Area

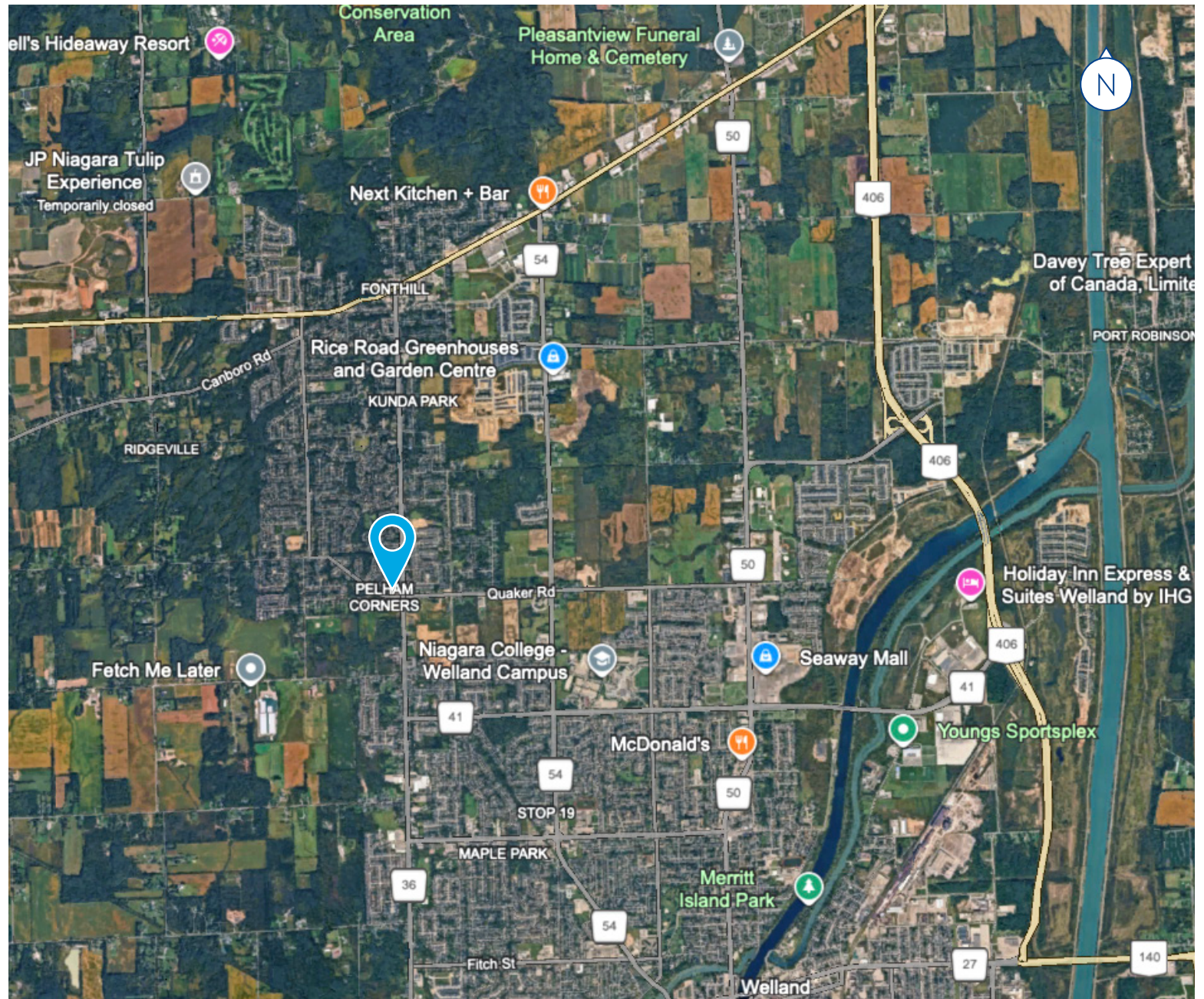
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