



570 Welland Ave., St. Catharines, ON

Industrial Development Land For Sale

- Located in Seaway Industrial Park Area
- Land Parcels: Unit 3 ±2.31 Acres, Unit 6 ±2.56 Acres

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Location Overview

- Located at 570 Welland Avenue in St. Catharines' established Seaway Industrial Park area
- Surrounded by industrial, manufacturing, warehouse and service businesses
- Access from Welland Avenue through the condominium's internal roadway
- Near Bunting Road, the QEW and the Welland Canal
- Close to Big Box retail plazas, restaurants and everyday business amenities



The Opportunity



- Two vacant industrial land condominium parcels: Unit 3 — approximately 2.31 acres; Unit 6 — approximately 2.56 acres
- Approximately 4.87 acres combined, offering potential for a coordinated development
- Opportunity for an owner-user, developer or investor seeking industrial land in an established employment district

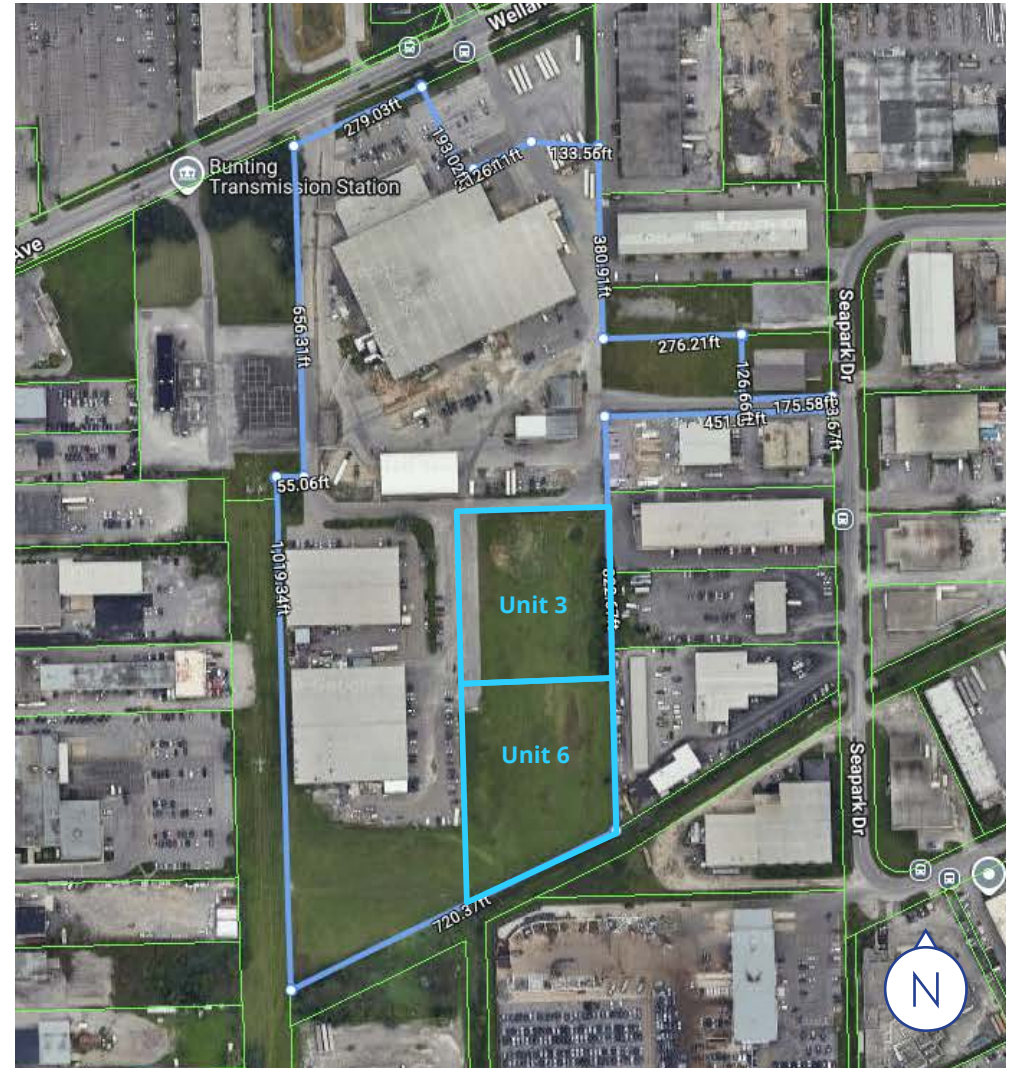
Potential for future industrial development or a longer-term landholding investment, subject to required approvals.

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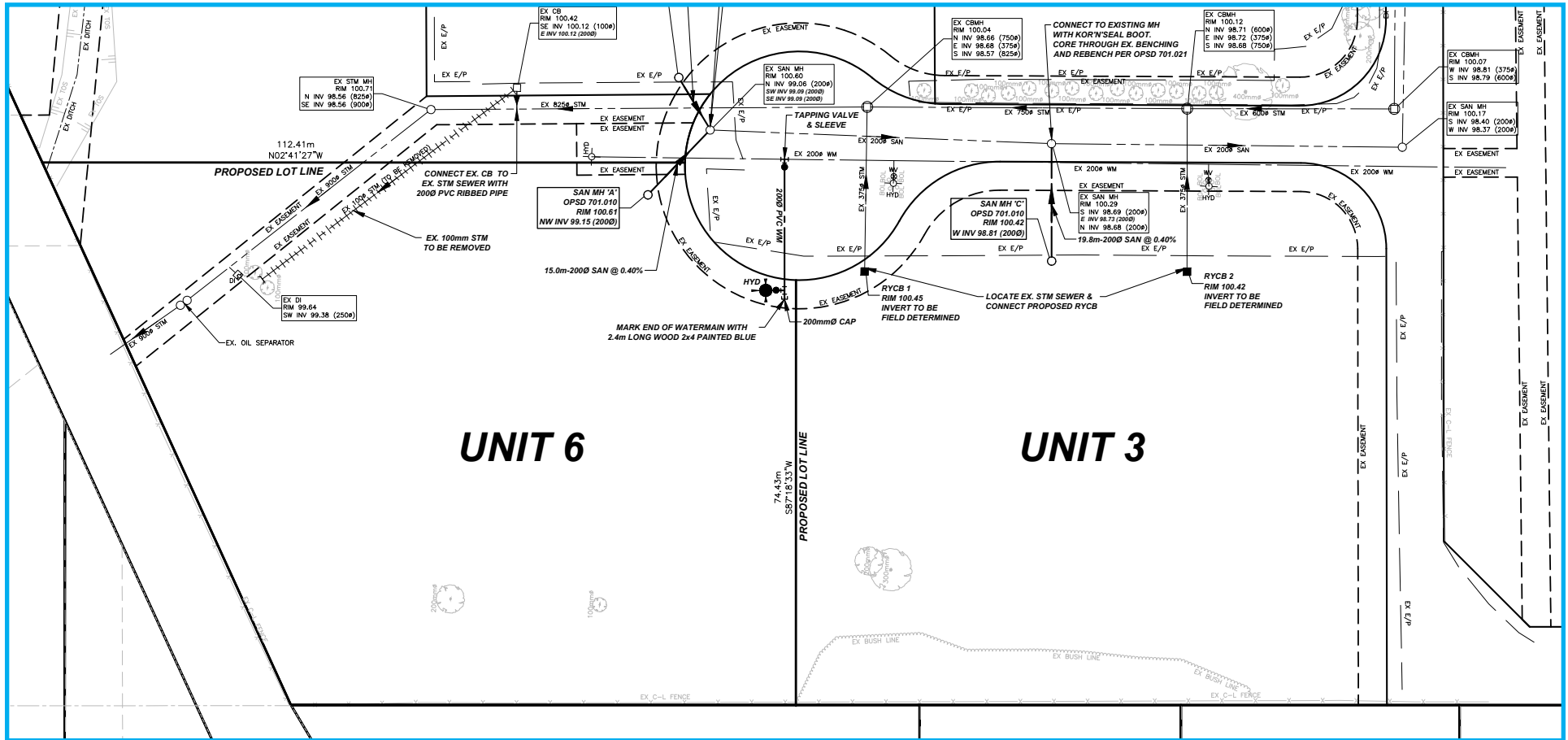
Property Specifications

570 Welland Ave., St. Catharines, ON

Location	South of Welland Ave. west of Cushman Rd.
PIN's	468830003, 468830006
Unit 3 - Parcel Size	±2.31 Acres
Unit 6 - Parcel Size	±2.56 Acres
Unit 3 - Price	\$1,270,500
Unit 6 - Price	\$1,408,000
Unit 3 - Condo Fee (2026)	\$786.96 / Month
Unit 6 - Condo Fee (2026)	\$849.28 / Month
Zoning	E2 - General Employment
Site & Servicing Advantages	Municipal services available, with water, sanitary sewer and gas infrastructure within the condominium development.



Site Plan



Development Highlights

- Vacant land condominium parcels with no existing buildings, providing flexibility for a purpose-built development
- General Employment Official Plan designation within the City's urban boundary
- E2 – General Employment Zoning

Local Area

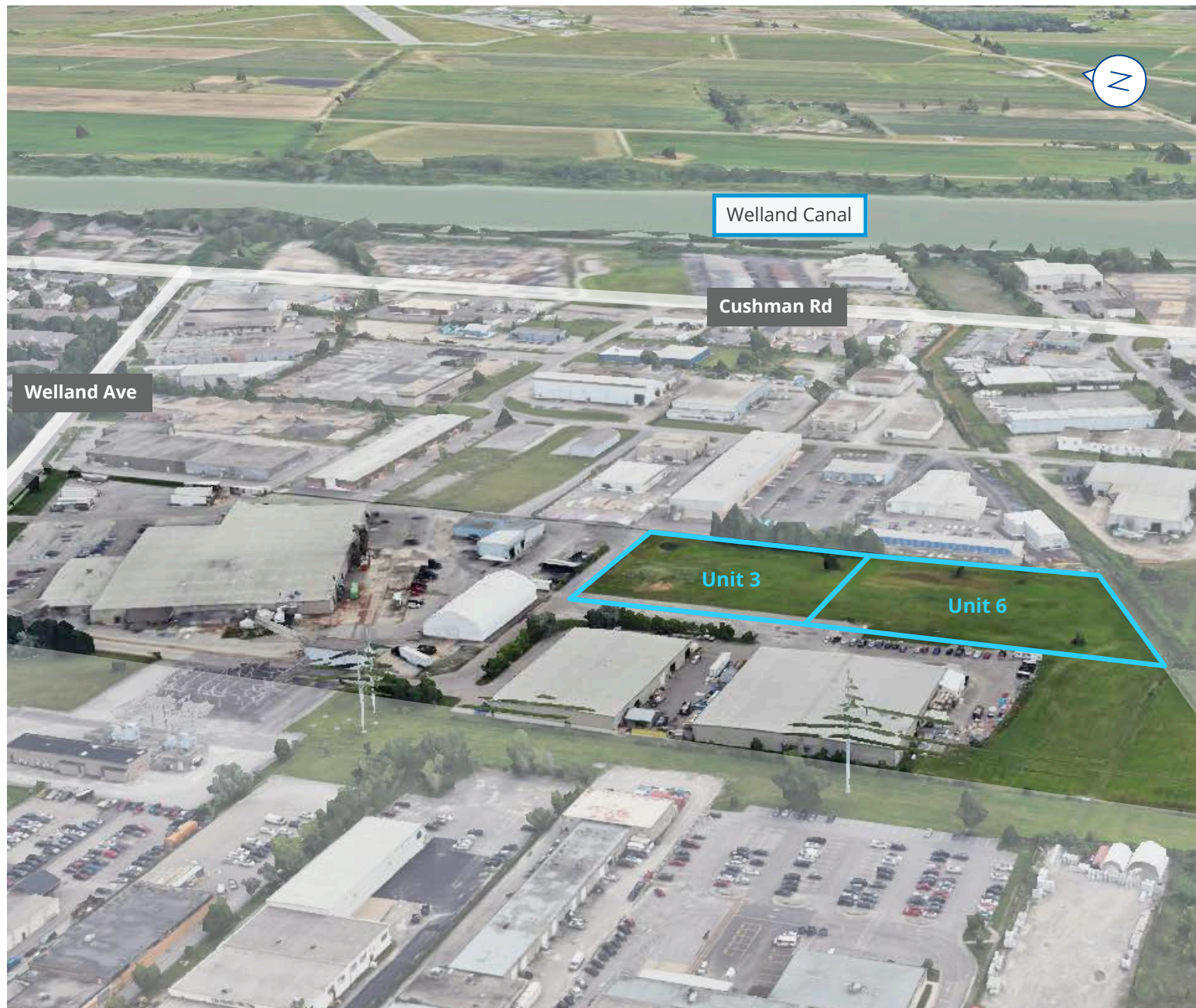
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