



679 Niagara St., Welland, ON

For Sale

- ± 0.5 Acres
- Zoned High Density Residential or Retail Development
- \$869,000

Greg Chew
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Location



Subject Property

- Situated in Welland's urban growth corridor with strong redevelopment potential.
- Surrounded by mixed-use and residential intensification projects including Lock and Quay by Liv Developments; Welland's largest ever Master-Planned Community.
- Walking distance to Seaway Mall, Walmart, Canadian Tire, Niagara College, downtown shops, dining, Welland Canal Trail, and waterfront recreation.
- Ideal for rental apartments or condominiums catering to commuters, families, downsizers and students.
- Minutes to Highway 406 with direct access to the QEW and the GTA.
- Welland is one of Niagara's fastest-growing communities, attracting both investors and residents.



Location - **Aerial**

679 Niagara St., Welland, ON



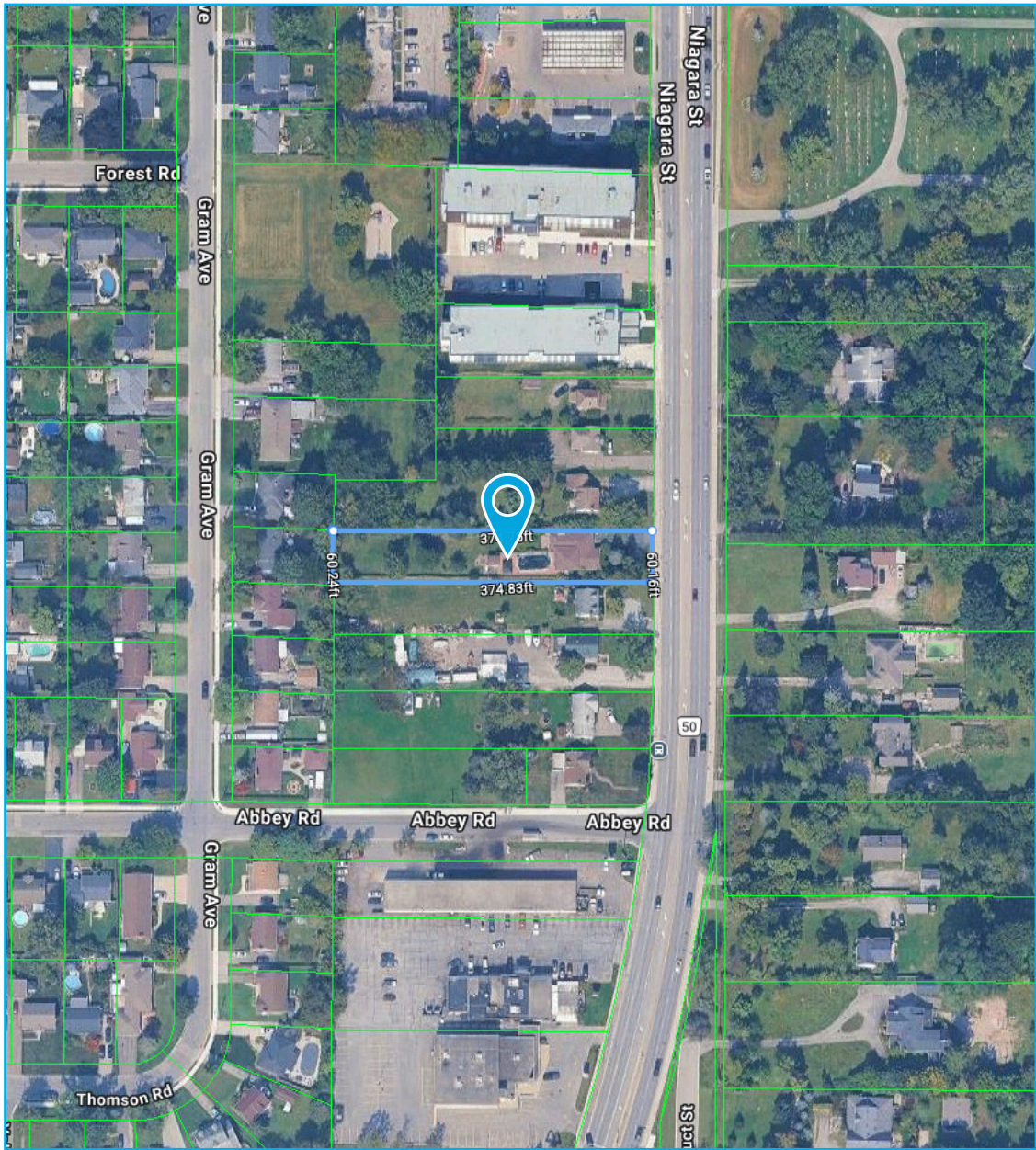
Location - **Aerial**

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Property Lines



Overview

Civic Address	679 Niagara St., Welland, ON
Total Lot Size	±0.518 Acres
Legal Descriptions	PT TWP LT 240 Thorold AS IN RO456178 ; WELLAND
PIN	640850186
Frontage	60 FF
Depth	375 Feet
Backsplit Detached House	Approximately 2,000 SF Includes an attached garage and back deck with a sunken Pool
Zoning	RH - Residential High Density Zone
Sale Price	\$869,000





Zoning - RH

Residential High Density Zone

Column 1	Column 2	Column 3	Column 4	Column 5
Permitted Uses	RL1	RL2	RM	RH
Accessory Dwelling Unit	✓(1)	✓(1)	✓(1)	
Accessory Uses, Buildings and Structures	✓(2)	✓(2)	✓(2)	✓(2)
Apartment Dwelling			✓	✓
Bed and Breakfast	✓(3)	✓(3)		
Block Townhouse		✓	✓	
Boarding and Lodging House			✓	✓
Day Care			✓	✓
Garden Suite	✓(4)	✓(4)		
Group Home	✓	✓	✓	✓
Home Occupation	✓(5)	✓(5)	✓(5)	✓(5)
Multiple Dwelling		✓	✓	
Retirement Home			✓	✓
Semi-Detached Dwelling	✓	✓		
Short-Term Rental	✓(7)	✓(7)	✓(7)	✓(7)
Single-Detached Dwelling	✓	✓		
Street Townhouse Dwelling		✓	✓	
Townhouse Dwelling		✓	✓	
Two-Unit Dwelling	✓	✓		
Commercial				
Art Gallery				✓(6)
Day Care Centre				✓(6)
Grocery Store/Supermarket				✓(6)
Pet Shop				✓(6)
Restaurant				✓(6)
Retail Establishment				✓(6)



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