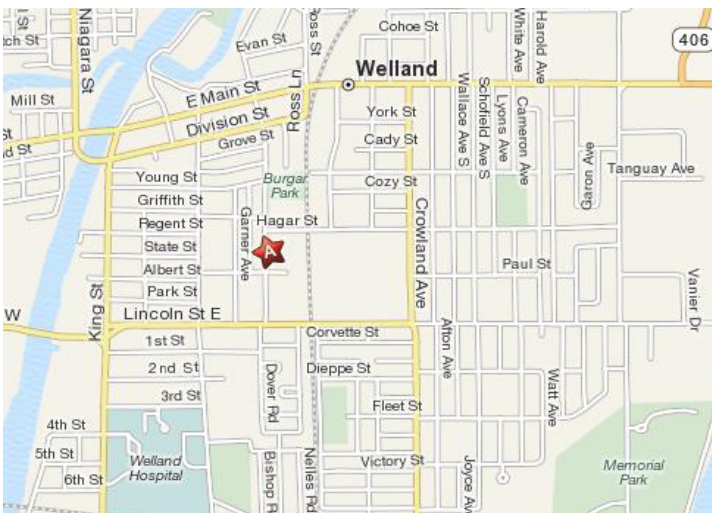


For Sale

208 Bugar Street
Welland, Ontario



List Price: \$239,000 | Prime Building for a Shop or Storage Facility



location

Intersection of Bugar and Hagar Street

highlights

Need more space? Move your shop or storage facility here. Well equipped with offices, show room, parts counter and roll up doors. Total 8,500 square feet between two buildings. Seller may consider lease back of smaller (1,400sf) building. Currently operating as a Sheet Metal and Plumbing Supply. Light Industrial (LI) Zoning permits many possible uses.

- 2 separate buildings: 1,400sf and 7,100sf
- Ample parking / exterior storage space
- Roll-up doors
- 220 volt service



Douglas McNaughton

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Niagara Commercial Group
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33 Maywood Avenue
St. Catharines | Ontario | L2R 1C5

For Sale

208 Burgar Street | Welland



salient facts

owner	Welland Metal Supplies Limited
municipal address	208 Burgar Street Welland, Ontario
legal description	PLAN 1649 PT BLK Y
list price	\$239,000
taxes	\$8,000.00 (2009)
terms	Cash
lot size	120.00 X 178.00
building size	1,400sf 7,100sf
services	Forced Air Natural Gas Hot Water Tank
zoning	Light Industrial (LI) Zoning
roll-up doors	10 - 15ft
loading	Grade level loading
signage	Allowed
power	220 Amp
parking	ample gravel parking lot

area highlights

- ◆ Corner of Burgar Street and Hagar Street
- ◆ Easy Highway Access
- ◆ Ample parking
- ◆ Close to amenities

light industrial (LI) zoning—permitted uses

- ◆ Motor vehicle repair shop class "A" or "B"
- ◆ Automobile Service Station
- ◆ Sales and Rental Garage
- ◆ Custom Workshop
- ◆ Light equipment/ machinery rental establishment
- ◆ Mini warehouse and public storage
- ◆ Propane transfer facility
- ◆ Etc.

Please contact us for a complete list of Permitted Uses

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