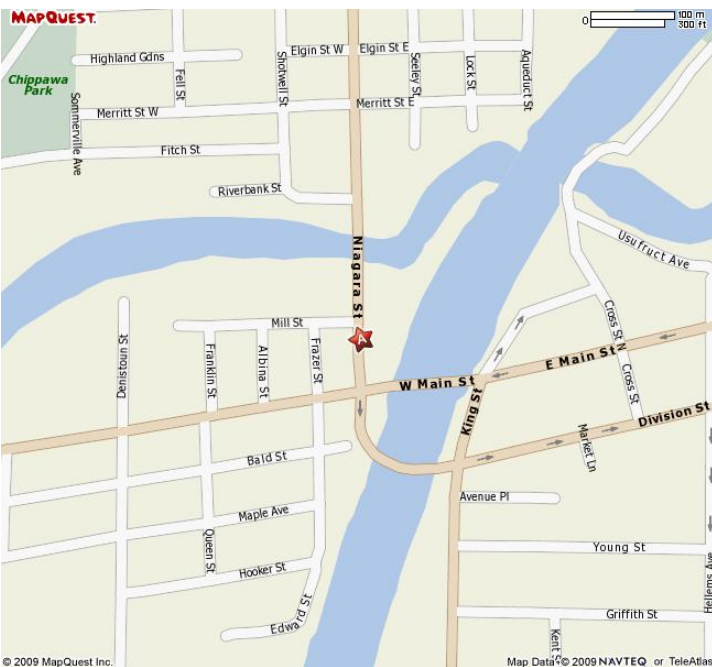


For Sale

14-28 Niagara Street
Welland, Ontario



List Price: \$215,000 | Exceptional Investment Opportunity in the Downtown Welland Core



location

Corner of Niagara Street and East Main

highlights

- Located in Downtown Welland at busy intersection
- Good curb appeal and an excellent location adjacent the Old Welland Canal Park
- Property being sold in "As Is, Where Is" Condition by Power of Sale
- 2 storey brick multi-unit building
- Both Office and Residential Space
- Zoned Reinvestment (RZ) allowing for many permitted uses
- Approximately 7,360 square feet
- Lot Size: 83.00 x 45.72 feet

Please contact the Listing Agent for the Schedule "B" to be attached to all Offers.



Douglas McNaughton

A.P.A.(Can)(US),I.C.I.A.,R.P.A., A.I.P.F.M. (UK)

Sales Representative

Professional Real Estate Consultant

dbm@niagaracommercialgroup.com

33 Maywood Avenue
St. Catharines | Ontario | L2R 1C5

Tel.905.688.4561

Toll Free.1.800.771.4913

Fax.905.685.3492



Royal LePage Niagara Real Estate Centre
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Niagara Commercial Group
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For Sale

14-28 Niagara Street | Welland, ON

SECTION 23 - REINVESTMENT ZONE- RZ (BY-LAW 10900)

The following provisions shall apply in all REINVESTMENT ZONES RZ:

No PERSON shall *HEREAFTER USE* any *BUILDING*, *STRUCTURE* or land nor *ERECT* any *BUILDING* or *STRUCTURE* except in compliance with the following requirements:

23.1 USES PERMITTED

The following *USES* are permitted in the Reinvestment ZONE:

23.1.1 Business/Commercial:

- 1) *ARTIST'S STUDIO*
- 2) *ATHLETIC/FITNESS CLUB*
- 3) *auctioneer's premises and SECOND HAND STORE*
- 4) *AUTOMOBILE SERVICE STATION*
- 5) *BAKE SHOP*
- 6) *BED & BREAKFAST*
- 7) *bowling alley*
- 8) *BUSINESS INCUBATOR*
- 9) *BUSINESS OFFICE*
- 10) *BUSINESS SERVICE ESTABLISHMENT*
- 11) *CALL CENTRE*
- 12) *CAR WASHING ESTABLISHMENT*
- 13) *CATERER*
- 14) *CLINIC*
- 15) *RENTAL STORE*
- 16) *commercial recreation establishment*
- 17) *COMMERCIAL SCHOOL*
- 18) *COMPUTER SERVICES*
- 19) *CONVENIENCE STORE*
- 20) *COURIER SERVICES*
- 21) *court house and other government USES*
- 22) *CUSTOM WORKSHOP*

salient facts

seller

Bayview Financial L.P as Mortgagees under POS—Mortgages Act

municipal address

14-28 Niagara Street
Welland, Ontario
L0R 2C0

legal description

CON 5 PT LOT 26 RP
59R3585

roll number

271903000105900

pin number

641050079

list price

\$215,000

taxes

\$4,173.63 (2009)

lot size

83.00 X 45.72 feet
.087 Acres

building

7,360 sf (estimate)

parking

Gravel surface parking in rear street parking

services

Municipal Water
Forced Air
Natural Gas

zoning

Reinvestment Zone (RZ)

layout

- 2 storey brick building
- Main floor– Commercial Units
- 2nd Floor– Residential Units

Please contact the Listing Agent for a complete list of Permitted Uses