

\$1,150,000 - 13 McMaster Avenue, Welland

MLS® #40726395

\$1,150,000

8 Bedroom, 4.00 Bathroom, 3,400 sqft

Multi-family on 0.00 Acres

768 - Welland Downtown, Welland, Ontario

INCOME PROPERTY WITH SIGNIFICANT DEVELOPMENT & VALUE-ADD POTENTIAL!

Fantastic opportunity in one of Welland's most promising growth corridors. This well-maintained 5-unit building sits on an oversized 63' x 190' lot, zoned RL2 & RM, just steps from the Welland Canal, Merritt Island Park, and close to major amenities including Welland Hospital and Niagara College. The property features 4 spacious 2 Bed 1 Bath apts, (each approx. 1000 sq.ft) 5 parking spaces, high basement ceiling with potential for an additional unfinished unit, and strong long-term value. A planner-commissioned concept sketch (available to serious inquiries) outlines a 32-unit redevelopment vision for the site. The area also presents potential for future land assembly, offering added scale for developers exploring larger residential intensification projects. Ideal for investors, developers, or those seeking a well-located income property with long-term upside. Conceptual plans were prepared by a third party and have not been submitted to the City. Call Now! You Don't Want to Miss this Rare Opportunity! (id:6289)



Essential Information

Listing #	40726395
Price	\$1,150,000
Bedrooms	8

Bathrooms	4.00
Square Footage	3,400
Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	13 McMaster Avenue
Subdivision	768 - Welland Downtown
City	Welland
Province	Ontario
Postal Code	L3B3S6

Amenities

Features	Paved driveway, Laundry- Coin operated
Parking Spaces	5

Interior

Heating	Natural gas Radiant heat
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Foundation	Block

Listing Details

Listing Office	RE/MAX Escarpment Realty Inc.
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