

\$ - 652 River Road, Welland

MLS® #40763809

\$

0 Bedroom, 0.00 Bathroom, 800 sqft

Retail on 0.00 Acres

766 - Hwy 406/Welland, Welland, Ontario

Welcome to a premium 800 sq. ft. commercial unit—flexibly divisible to suit your business needs—located in a modern, high-visibility plaza less than five years old. Ideal for medical offices, retail, or food franchise operations, this move-in-ready space is separately metered and thoughtfully designed for a variety of professional uses. Strategically positioned near Hwy 406 and Woodlawn, the plaza enjoys outstanding accessibility and exposure. Anchored by high-traffic tenants such as Tim Hortons, Petro Canada, and SmartCentres retailers including Walmart, Canadian Tire, RONA, and Mark's™s, this location sees a steady stream of visitors throughout the day. Nearby landmarks like Atlas Park, a high school, and the first gas station off the highway only add to its strong customer draw. The unit features dedicated male and female washrooms, showers, and locker areas—perfect for wellness, fitness, or healthcare services. Located on the ground floor with ample on-site parking, the space ensures convenience for both staff and clients. With a long-term dental practice already operating in the plaza on a 20-year lease, this is a prime location for complementary healthcare providers such as medical clinics, physiotherapists, or pharmacies. It also presents outstanding potential for franchise food operations or professional offices. Don't miss this rare opportunity to establish or expand your business in one of the region's most active commercial hubs.



High visibility, strong co-tenancy, and a growing community make this an unbeatable location for long-term success. (id:6289)

Essential Information

Listing #	40763809
Bathrooms	0.00
Square Footage	800
Acres	0.00
Type	Retail
Sub-Type	Freehold

Community Information

Address	652 River Road
Subdivision	766 - Hwy 406/Welland
City	Welland
Province	Ontario
Postal Code	L3B5N6

Amenities

Amenities	Public Transit
Features	Industrial mall/subdivision

Interior

# of Stories	1
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Listing Details

Listing Office	RE/MAX Escarpment Golfi Realty Inc.
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