

# \$1,150,000 - 13 McMaster Avenue, Welland (welland Downtown)

MLS® #X12135582

**\$1,150,000**

8 Bedroom, 4.00 Bathroom,  
Multi-family on 0.00 Acres

768 - Welland Downtown, Welland (welland Downtown), Ontario

## INCOME PROPERTY WITH SIGNIFICANT DEVELOPMENT & VALUE-ADD POTENTIAL!

Fantastic opportunity in one of Wellands 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. Buyer to conduct their own due diligence. (id:6289)



## Essential Information

Listing # X12135582

|           |              |
|-----------|--------------|
| Price     | \$1,150,000  |
| Bedrooms  | 8            |
| Bathrooms | 4.00         |
| Acres     | 0.00         |
| Type      | Multi-family |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 13 McMaster Avenue         |
| Subdivision | 768 - Welland Downtown     |
| City        | Welland (welland Downtown) |
| Province    | Ontario                    |
| Postal Code | L3B3S6                     |

## Amenities

|                |           |
|----------------|-----------|
| Parking Spaces | 5         |
| Parking        | No Garage |

## Interior

|              |                          |
|--------------|--------------------------|
| Appliances   | Stove, Refrigerator      |
| Heating      | Natural gas Radiant heat |
| # of Stories | 2                        |
| Has Basement | Yes                      |
| Basement     | Walk-up                  |

## Exterior

|                 |                            |
|-----------------|----------------------------|
| Exterior        | Brick, Vinyl siding        |
| Lot Description | 63 x 190 FT under 1/2 acre |
| Foundation      | Block                      |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX ESCARPMENT REALTY INC. |
|----------------|-------------------------------|



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Listing information last updated on October 19th, 2025 at 4:01am EDT