

\$450,000 - 46 Division Street, Welland (Welland Downtown)

MLS® #X12271398

\$450,000

0 Bedroom, 0.00 Bathroom, 4,500 sqft
Retail on 0.00 Acres

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

Prime Mixed-Use Commercial Building in the Heart of Downtown Welland! Discover this exceptional mixed-use commercial property perfectly situated in the vibrant heart of downtown Welland. Offering a rare combination of residential, office, and warehouse space, this property is ideal for investors or business owners seeking versatility and prime location. Property Highlights: Residential Apartment: Spacious 1,500 sq. ft. two-bedroom apartment located on the second floor. Bright and airy living spaces with water views, offering a serene and picturesque backdrop. Conveniently close to downtown shops, restaurants, and the Welland Canal. Commercial Space: Main floor features a 1,500 sq. ft. office/warehouse space with flexible layout options. High ceilings in the 1,500 sq. ft. basement, providing additional storage or potential workspace. Suitable for a variety of businesses, including office, or light industrial use. Building Features: Two 100-amp hydro meters for separate utilities, enhancing tenant convenience and investment potential. Natural gas service to the building. Recently redone flat roof, ensuring long-term durability and minimal maintenance. Location: Situated just a short walk from the Welland Canal, downtown businesses, and local amenities. Enjoy the charm and convenience of downtown Welland,



with its growing community and opportunities. This property combines the best of residential and commercial possibilities in a sought-after location. Whether you're looking to invest, operate a business, or both, this mixed-use gem is ready to meet your needs. Don't miss out on this unique opportunity schedule your viewing today! ***** Possible option for seller arranged financing*** VTB (OAC) (id:6289)

Essential Information

Listing #	X12271398
Price	\$450,000
Bathrooms	0.00
Square Footage	4,500
Acres	0.00
Type	Retail

Community Information

Address	46 Division Street
Subdivision	768 - Welland Downtown
City	Welland (welland Downtown)
Province	Ontario
Postal Code	L3B3Z6

Interior

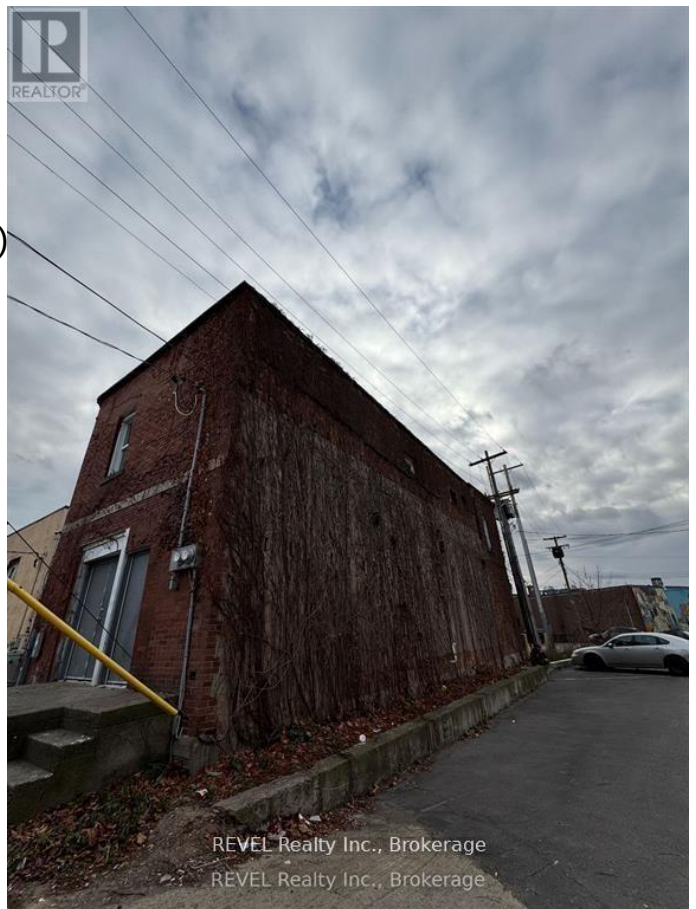
Heating	Natural gas Forced air
Cooling	Partially air conditioned

Exterior

Lot Description	Bldg=23.9 x 64 FT
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Listing Details

Listing Office	REVEL Realty Inc., Brokerage
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