

\$525,000 - 290 Division Street, Welland (Welland Downtown)

MLS® #X12438455

\$525,000

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

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

INCREDIBLE INVESTMENT OPPORTUNITY!

This spacious 2.5 storey, 2169 sqft LEGAL TRIPLEX located in the heart of Welland is a rare find! Ideal as a residential rental with three units live in one and rent out the other two or leverage the DMC zoning (full list of permitted uses in supplements) to create a commercial property, including options such as a Bed and Breakfast, Office, Store/Sales, Gym, Gallery, Pet Care, Restaurant, Retail, Hotel, Day Care, Community Centre, Church, Group/Retirement Home, Long Term Care, Multiple Units, and more! The property offers TWO DRIVEWAYS (one on each side) with space for up to 15 vehicles, leading to a TRIPLE CAR GARAGE. Built in 1920, this home retains its original charm with gorgeous hardwood flooring, 9 ft ceilings on the main floor, built-in cabinetry throughout, swinging mirrored doors, and a built-in kitchen table with seating and storage cubbies in the main unit's formal dining room. The triplex includes: a MAIN FLOOR BACHELOR UNIT, a MAIN FLOOR 2-BEDROOM UNIT featuring a large 4 pc bath, expansive foyer, formal dining room, separate kitchen, and covered front porch, plus an UPPER 2-BEDROOM UNIT with extra closet space, a covered sunporch off the living room, and a private third-floor bedroom. Two separate hydro meters serve the units. The basement is partially finished with a 4th



bathroom and has been utilized as an additional bedroom with a large egress window. Electrical is updated with a 200 amp panel, separate 100 amp service, and copper wiring. This property is ready for your finishing touches and represents a phenomenal investment opportunity! NOTE: Property is being sold in an "as is, where is" condition. Seller is related to the listing agent. (id:6289)

Essential Information

Listing #	X12438455
Price	\$525,000
Bedrooms	5
Bathrooms	4.00
Acres	0.00
Type	Multi-family

Community Information

Address	290 Division Street
Subdivision	768 - Welland Downtown
City	Welland (welland Downtown)
Province	Ontario
Postal Code	L3B4A4

Amenities

Amenities	Separate Electricity Meters
Parking Spaces	15
Parking	Detached Garage, Garage
# of Garages	2

Interior

Heating	Natural gas Forced air
Cooling	None
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
----------	---------------

Lot Description	50 x 126.4 FT
Foundation	Block

Listing Details

Listing Office	EXP REALTY
----------------	------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 28th, 2025 at 9:01am EDT