

PRICE REDUCED!!
FOR SALE



LIST PRICE: **\$625,000**

187 DIVISION STREET | WELLAND | ONTARIO

±2,608 SF Office Building on ±0.147 AC

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Colliers International Niagara Ltd., Brokerage

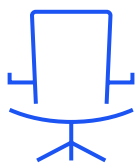
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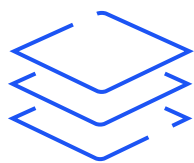
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Property Highlights



2-Storey
Office Building
on ±0.147 AC



±1,304 SF on
Each Floor
(Total: ±2,608 SF)



Located in
Downtown
Welland



Close to All
Amenities



Live/ Work
Potential



DMC - Downtown
Mixed Use Centre
Zone w/ Many
Permitted Uses



Listing Specifications

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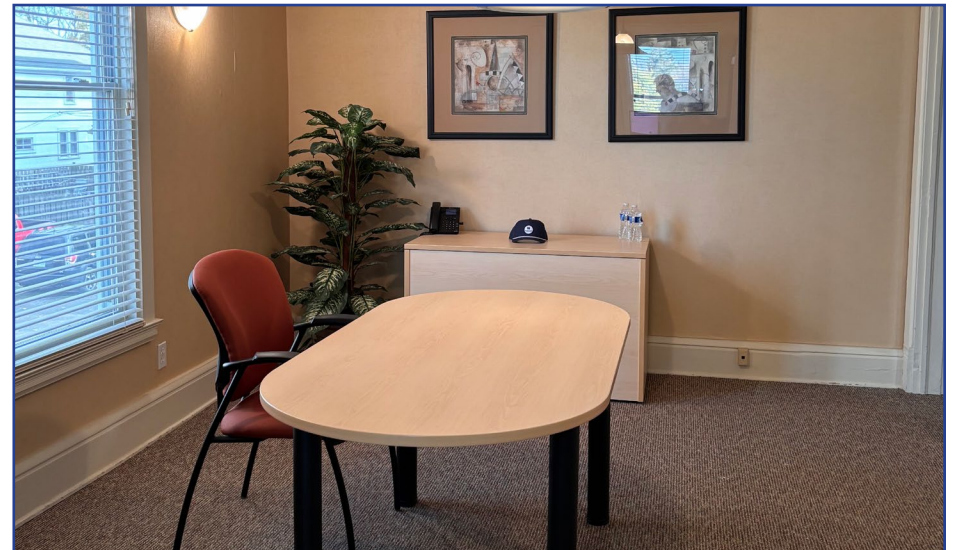
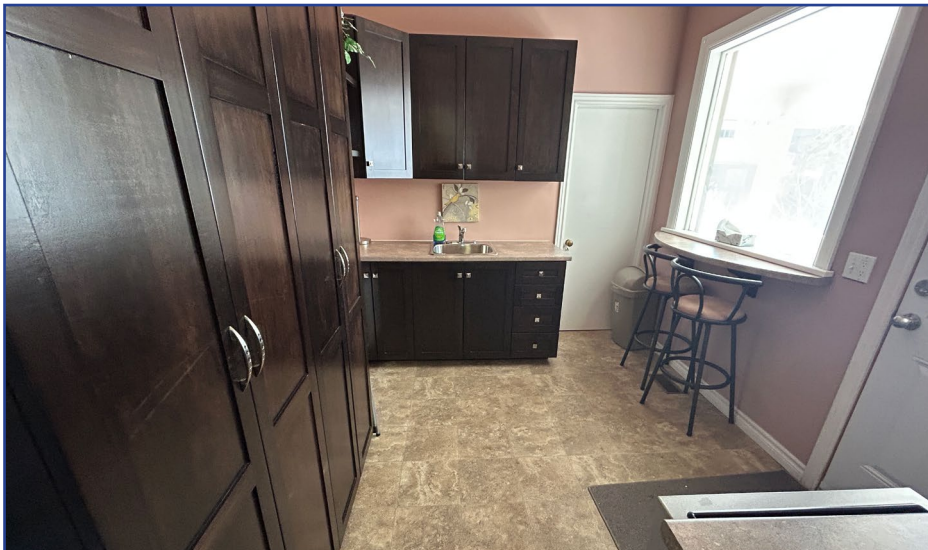


PIN/ ARN	641070195/ 271904000810900
Lot Size	±0.147Acres
Lot Dimension	Frontage: ±49.62 ft. Depth: ±129.60 ft.
Building Area	±2,608 SF (±1,304 SF on each floor)
List Price	\$625,000
Taxes (2025)	\$9,131
Zoning	DMC - Downtown Mixed Use Centre
Parking	±5 surface spaces, asphalt in good condition
Comment	<ul style="list-style-type: none"> • 2-storey office building with a full basement • Located in Downtown Welland • Offers reception area, kitchenette & staff lunch room, several bathrooms, boardroom, and various private offices • Close to all amenities • Minutes walk to Welland Market Square, Bus Terminal, Welland Civic Square/ Welland City Hall, and many mores

Property Photos

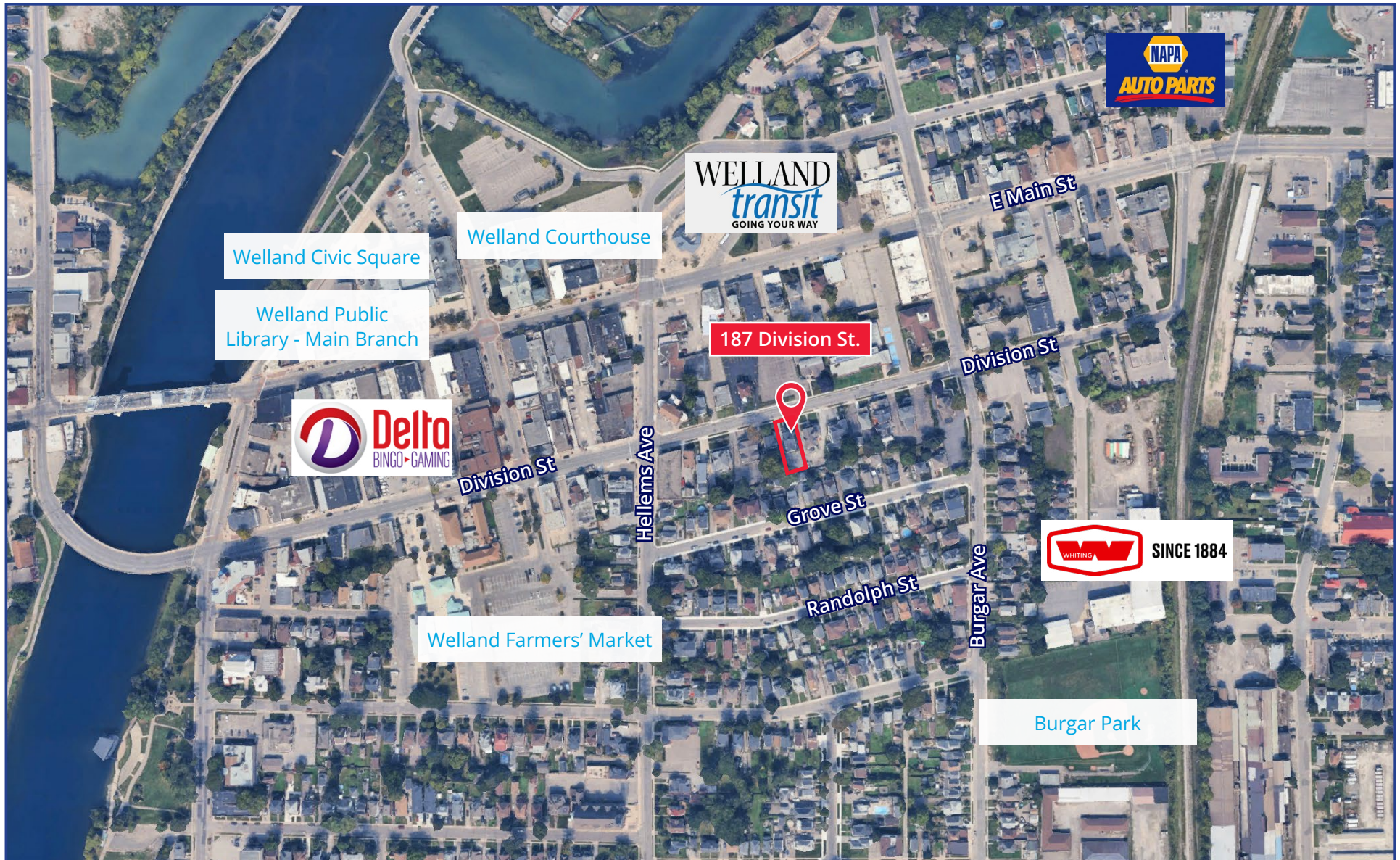


Property Photos

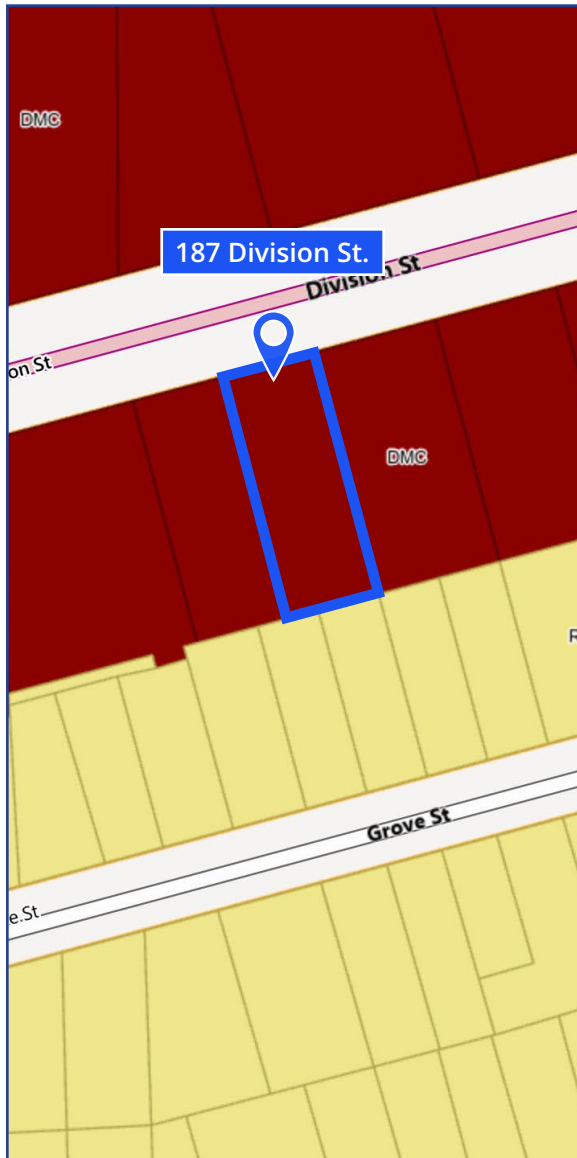


Area Neighbours

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Zoning DMC – Downtown Mixed Use Centre



Permitted Uses

- Accessory Uses, Buildings and Structures
- Art Gallery
- Assembly Hall
- Bed and Breakfast Establishment
- Short-Term Rental

COMMERCIAL

- Custom Workshop
- Department Store
- Educational Establishment
- Emergency Service
- Financial Establishment
- Flea Market
- Food Production
- Funeral Home
- Garden Centre
- Health Related Retail Use
- Home Furnishing Establishment
- Home Improvement Establishment
- Home Occupation
- Motor Vehicle Service Station
- Outside Display and Sales Area
- Parking Lot
- Parking Structure or Garage
- Pet care Establishment

- Pet Shop
- Place of Entertainment
- Repair Shop
- Research and Development Establishment
- Restaurant
- Retail Centre
- Retail Establishment
- Sample or Showroom
- School, Commercial
- Seasonal Outdoor Use
- Service Commercial Establishment
- Supermarket
- Veterinary Clinic

HOSPITALITY

- Hotel
- Motel

COMMUNITY

- Art Gallery
- Community Centre
- Community Garden
- Day Care Centre
- Day Care, Home
- Library
- Museum
- Place of Worship
- Social Services Establishment

OFFICE

- Medical Office or Clinic
- Office
- Office, Major Use
- Survey, Engineering, Planning or Design Business

RECREATIONAL

- Athletic/Fitness Establishment
- Park
- Recreational Establishment

RESIDENTIAL

- Boarding or Lodging House
- Dwelling, Apartments
- Dwelling, Converted
- Dwelling, Multiple
- Dwelling Units Above Permitted Uses
- Emergency Shelter
- Group Home
- Long Term Care Facility
- Residential Care Facility
- Retirement Home

PROHIBITED

- Drive-Through Establishments
- Motor Vehicle Body Shop
- Motor Vehicle Repair Establishment
- Open Storage

\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2026

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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com

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