



136 REGENT STREET, WELLAND

Charming separately metered duplex in the heart of downtown Welland, just steps from the Farmers' Market, restaurants, shopping, parks, schools, and public transit.

Property Features:

Unit 1

2 Bedroom

Electrical:

100 AMPS

Breakers

Copper Wiring

Heat:

Forced Air - Natural Gas: (2013)

Hot Water Tank: Owned (2003)

Interior:

Wood Windows

Plumbing:

Copper, ABS & Pex

Roof

Asphalt Shingles: 2024

Property

34.33' x 130.39'

Unit 2

1 Bedroom

Electrical:

100 AMPS

Breakers (2022)

Copper Wiring (2022)

Heat:

Forced Air - Natural Gas: (1996)

Hot Water Tank: Owned (2025)

Interior:

Wood Windows

Income and Expense

Income

Unit 1

\$1409 + Hydro & Gas

Unit 2

\$1178 + Hydro & Gas

Expense

Water: \$2400

Taxes: \$2557

Insurance: \$1820



Phone.

289.968.9529



Email.

Nicki@NiagaraSoldbyKate.com



Address.

220 Main Street West, Port Colborne