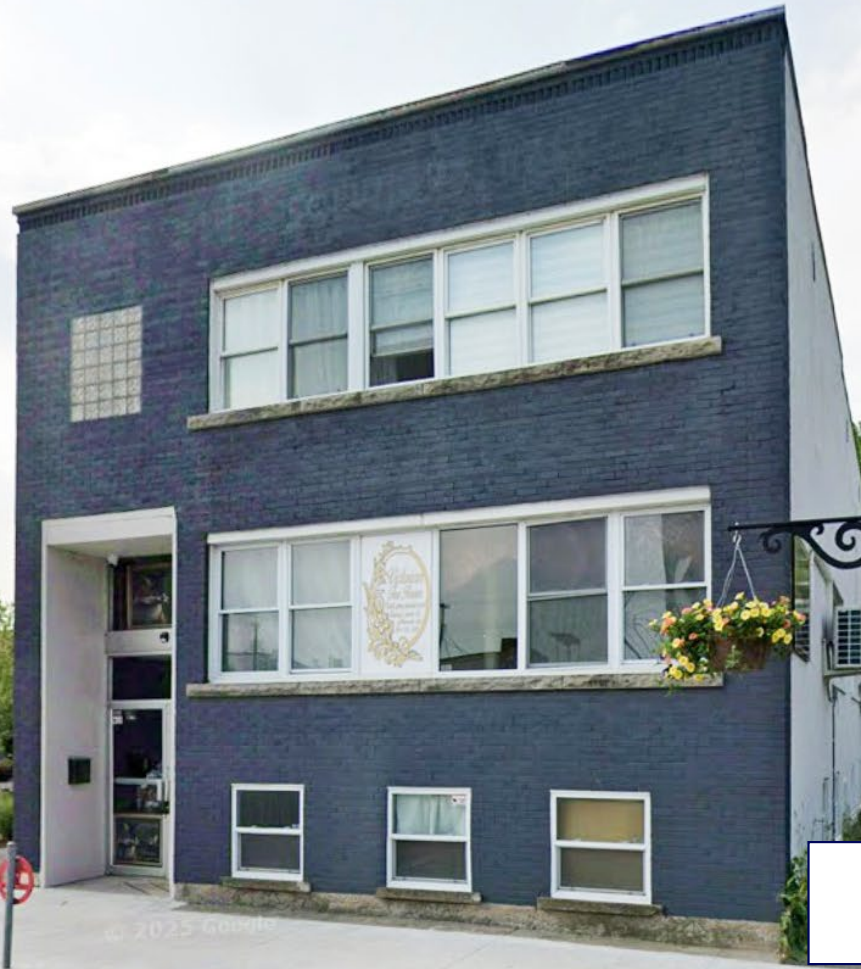


**FOR SALE**

**Colliers**



LIST PRICE: **\$1,095,000**

**57 DIVISION STREET  
WELLAND, ONTARIO**

**±3,100 SF Two-Storey Mixed-Use Commercial  
& Residential Building in Downtown Welland**

**Taylor Wilson** *Broker*

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**Frank Elia** *Sales Representative*

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**Colliers International Niagara Ltd., Brokerage**

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Accelerating Success.

# Property Specifications



**Location** Adjacent to the Welland Market Square

**Lot Dimension** Frontage: ±46 ft. | Depth: ±100 ft.

**Building Area** ±3,100 SF

**Zoning** DMC - Downtown Mixed Use Centre

**List Price** \$1,095,000

**Taxes (2025)** \$2,615.62

- Comments**
- Vacant mixed-use commercial/residential property
  - Two-storey brick building located in downtown Welland
  - Zoned in DMC - Downtown Mixed Use Centre, allowing for a wide range of uses
  - Main level features approximately 1,500 SF of street-front retail, previously used as a cafe
  - Upper level includes a recently updated three-bedroom residential unit
  - Lower level contains a one-bedroom bachelor unit
  - The property includes a detached garage, 3-4 on-site parking spaces
  - Access to municipal city parking nearby
  - Sold vacant, providing immediate flexibility for leasing, owner occupancy, or repositioning

# Location Highlights

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# Property Photos

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# Property Photos

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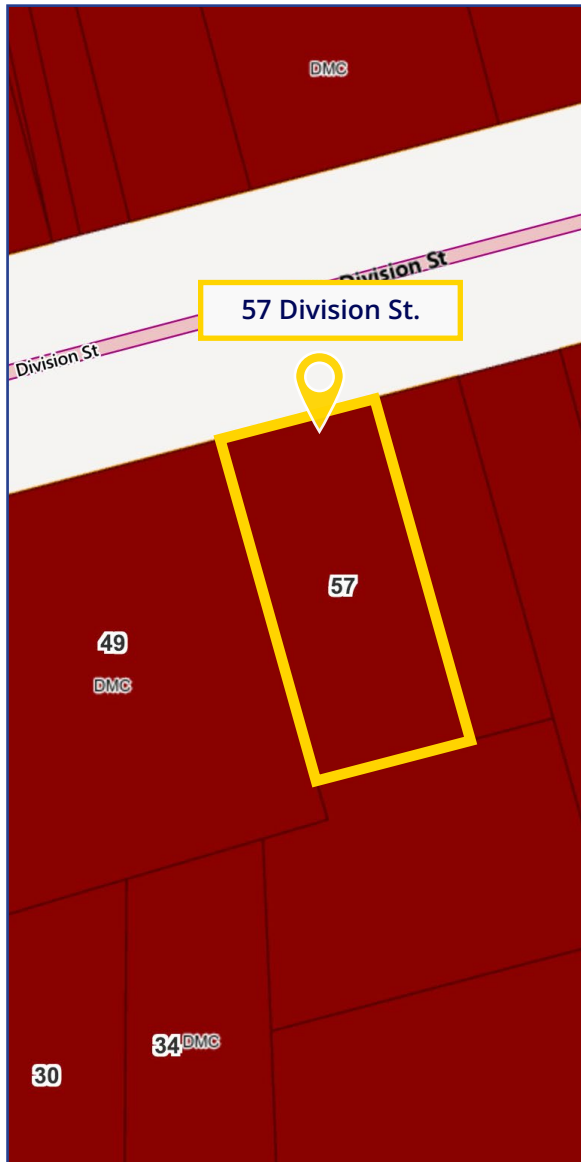


# Property Photos

Colliers



# DMC – Downtown Mixed Use Centre Zone



## 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

\$5.5B+

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B+

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated November 2025

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