

191 WELLAND AVENUE
ST. CATHARINES, ON

±21,551 SF Multi-Tenanted Commercial Plaza
at a High Traffic Corner **AVAILABLE FOR SALE**



LIST PRICE: **\$6,200,000**

Please contact an agent for additional information:

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Colliers International Niagara Ltd., Brokerage

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Accelerating Success.

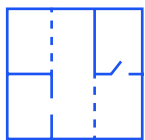
Excellent Location



Multi-tenanted Commercial Plaza



±21,551 SF on ±1.93 Ac



11 Units Total (Only 1 Unit left)



Easy Access to Highway 406



Great Exposure Location at the Corner of Geneva Street & Welland Avenue



Public Transit Route



118 On-Site Parking Spaces



Property Specifications



Location Corner of Welland Ave. & Geneva St.

Lot Size ±1.93 AC

Building Area ±21,551 SF

Zoning C2 - Community Commercial

Roof Full replacement 2013

HVAC Maintained by LL quarterly

Parking 118 on-site parking spaces

Net Income \$290,000 Existing
\$325,000 Fully leased

CAM (2026) \$153,901

Taxes (2026) \$139,000

Vacancy Unit 8: ±2,610 SF

BUILDING DETAILS

TOTAL UNITS: 11 Units

- 9 existing units and 2 newly built units
- Brand-new paved parking lot at the rear
- 10 units leased — only 1 unit remaining

Property Site Plan



KEYPLAN

ORIENTATION

SCALE

ONTARIO ASSOCIATION OF ARCHITECTS
REGISTERED PROFESSIONAL ARCHITECT
LICENCE 1084

#	ISSUED	DATE
1.	FOR PRE-CONSULT	09/27/21
2.	FOR SPA	03/29/22
3.	FOR SPA RESUB.	03/29/22
4.	FOR SPA RESUB.	08/18/22
5.	FOR SPA RESUB.	10/06/23
6.	FOR SPA RESUB.	01/23/23
7.	REMOVE REV. TAGS	03/08/23

CHAPMAN MURRAY ASSOCIATES ARCHITECTS INC.
NIAGARA FALLS, ONTARIO

PHONE: (905) 354-1874
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COMMISSION TITLE:
GENEVA SQUARE ADDITIONS
191 Welland Ave., St. Catharines, ON L2H 2P2

SHEET TITLE:
SITE PLAN

SCALE: 1:250
DATE: 05/16/21
DRAWN: mm
CHECKED: LG

COMMISSION NO. / ISSUE:
221121

SHEET NO.:
A101

SURVYOR'S REAL PROPERTY REPORT

PLAN OF PART OF LOT 16 CONVEYANCE 5 TOWNSHIP OF GENEVIA NEW IN THE CITY OF ST. CATHARINES REGIONAL MUNICIPALITY OF NIAGARA

MATTHEWS, CAMERON, HEYWOOD - HENRY I HOME SURVEYING LTD. ONTARIO LAND SURVEYORS - PROFESSIONAL ENGINEERING

PARKING STATISTICS	
REQUIRED PARKING	SPACES
EXISTING BUILDING	71
PROPOSED BUILDING 'A'	13
PROPOSED BUILDING 'B'	12
TOTAL PARKING REQUIRED	96
PROVIDED PARKING	
EXISTING PARKING	79
PROPOSED PARKING	39
TOTAL PARKING	118

MIN. NUMBER OF SPACES TO BE RESERVED FOR DISABLED PERSONS AS PER BY-LAW 2013 - 283, TABLE 3.12
BARRIER-FREE SPACES REQUIRED: 16 x 35 = 2,88 + 1
FROM TOTAL OF 118 SPACES, 5 BARRIER-FREE SPACES REQUIRED

GARBAGE ENCLOSURE DETAILS

SITE STATISTICS

	LOT AREA	EXISTING BUILDING AREA	PROPOSED BUILDING AREA	GROSS LEASABLE FLOOR AREA	PARKING SPACES (as per table 3.12 of zoning by-law 2013-283)	PARKING AREA
PART 3 OF LOT 16 (BUILDING 'A'+ 'B')	3,395m ²	-	476m ²	460m ²	41	1,725m ²
PART 4 OF LOT 16	4,723m ²	1,533m ²	-	-	79	2,263m ²
PART 3 & 4 OF LOT 16 (COMBINED)	8,529m ²	1,533m ²	2,011m ²	-	118	3,988m ²

OWNER'S NAME: _____
SIGNATURE: _____
THE CORPORATION OF THE CITY OF ST. CATHARINES
DIRECTOR OF PLANNING & BUILDING SERVICES
DATE: 2021

WRITE THE DIMENSIONS, AREA AND LOCATIONS SHOWN ON THIS PLAN TO BE APPROVED AND MAY BE SUBJECT TO ALTERATION BY THE FINAL DECISION PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS CONCERNING WITH, PERMIT AND REGULATIONS APPLYING HEREON FOR THIS PLAN TO THE CITY OF ST. CATHARINES, INCLUDING SITE SERVICES, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS APPROVED BY THE ENGINEER.

FIRE ROUTE

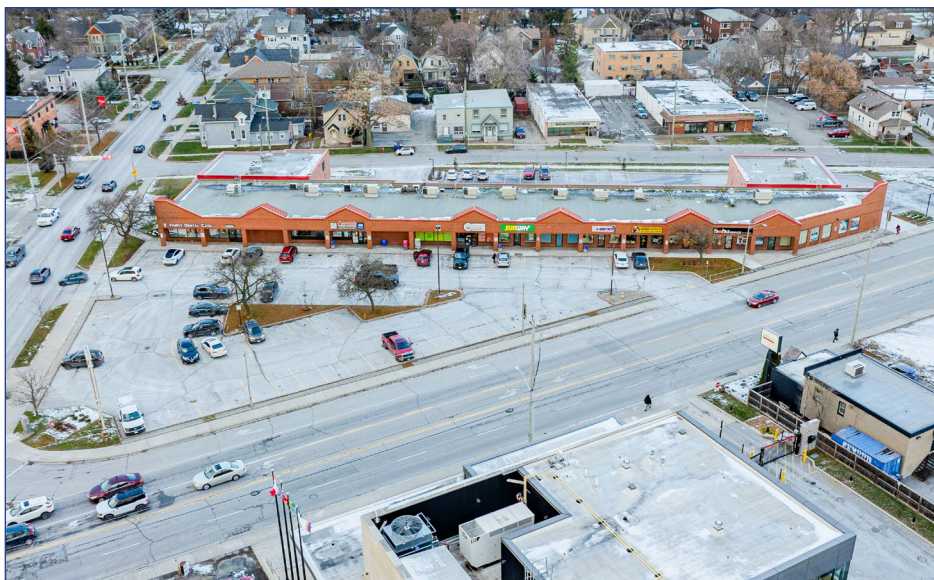
The signs shall be 300mm in width and 450mm in height and shall display the information. The Parking 'P' in a pentagon in Area Banned and as specified by the Highway Traffic Act and Regulations passed thereunder.

The signs shall be placed:

- At fire hydrants located on private property when not located along the fire route.
- At gates, posts and chain and barriers installed as part of an emergency access.
- Additional fire route signs shall be installed at the discretion of the Fire Chief or appropriate based on individual site conditions.
- Signs shall be placed horizontally to the street or at an angle no more than 45 degrees, in a line parallel to the flow of traffic and should always be visible to approaching traffic.
- Signs shall be located so that the bottom of the sign is between 1500mm and 2200mm measured to the finished pavement/grass.
- Signs shall be installed so that there are no clear obstructions within 6 meters of the sign and be visible to approaching traffic.

Property Photos

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Property Photos

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New Build Unit



New Build Unit



New Parking Lot



New Parking Lot



Recent Capital Improvement

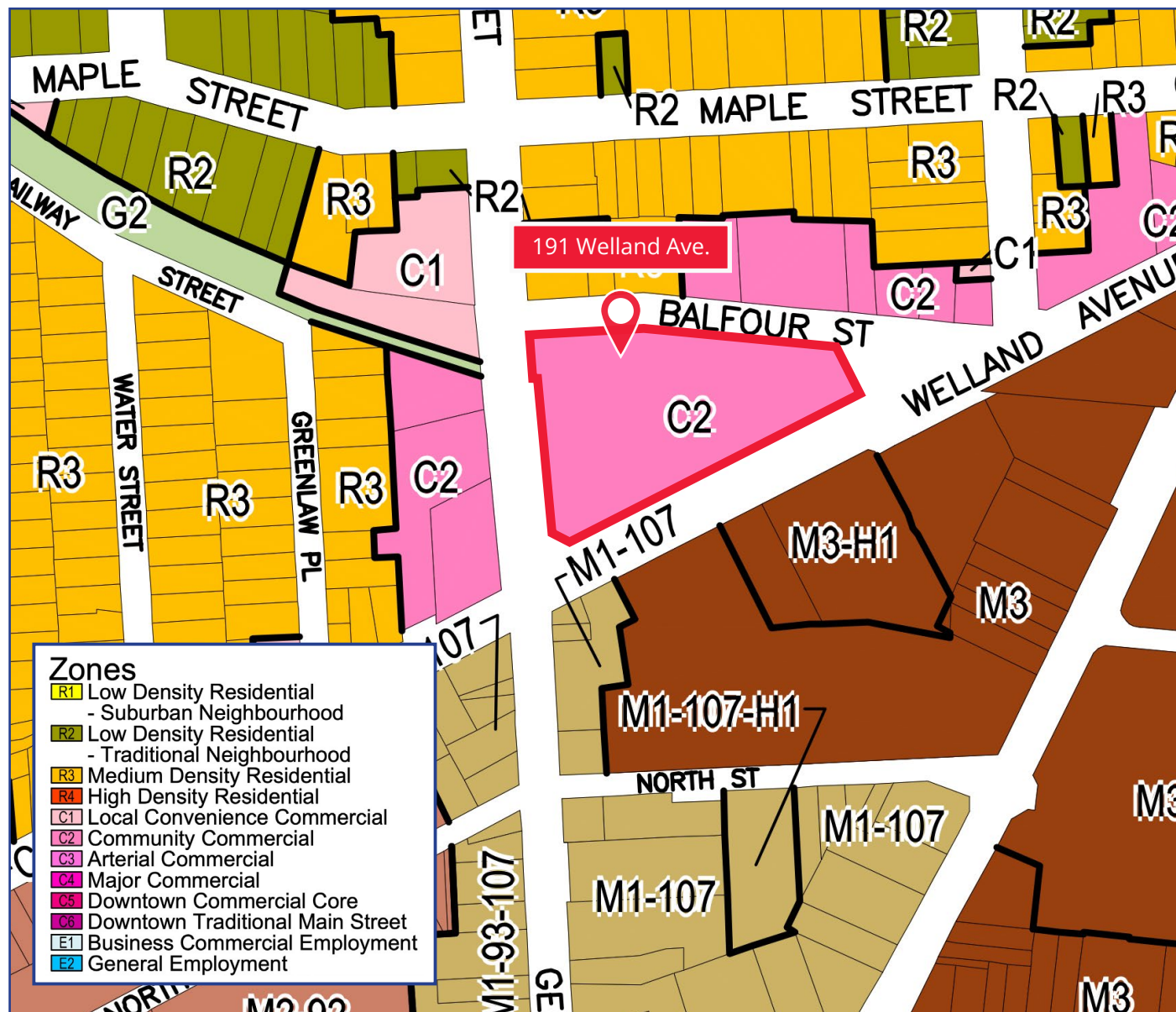


Costs to construct 2 NEW BUILDINGS	
Engineering & Consulting	\$64,000
Architect (Murray Architects)	\$51,000
City/ Region	\$161,000
Scott Construction - Site Work*	\$656,000
Scott Construction - Building A	\$735,000
Scott Construction - Building B	\$689,000
TOTAL	\$2,356,000

*Site work consists of Lighting, Water, Curbs, Sidewalks, Parking Lot, Landscaping and Garbage Enclosure



C2 - Community Commercial Zone

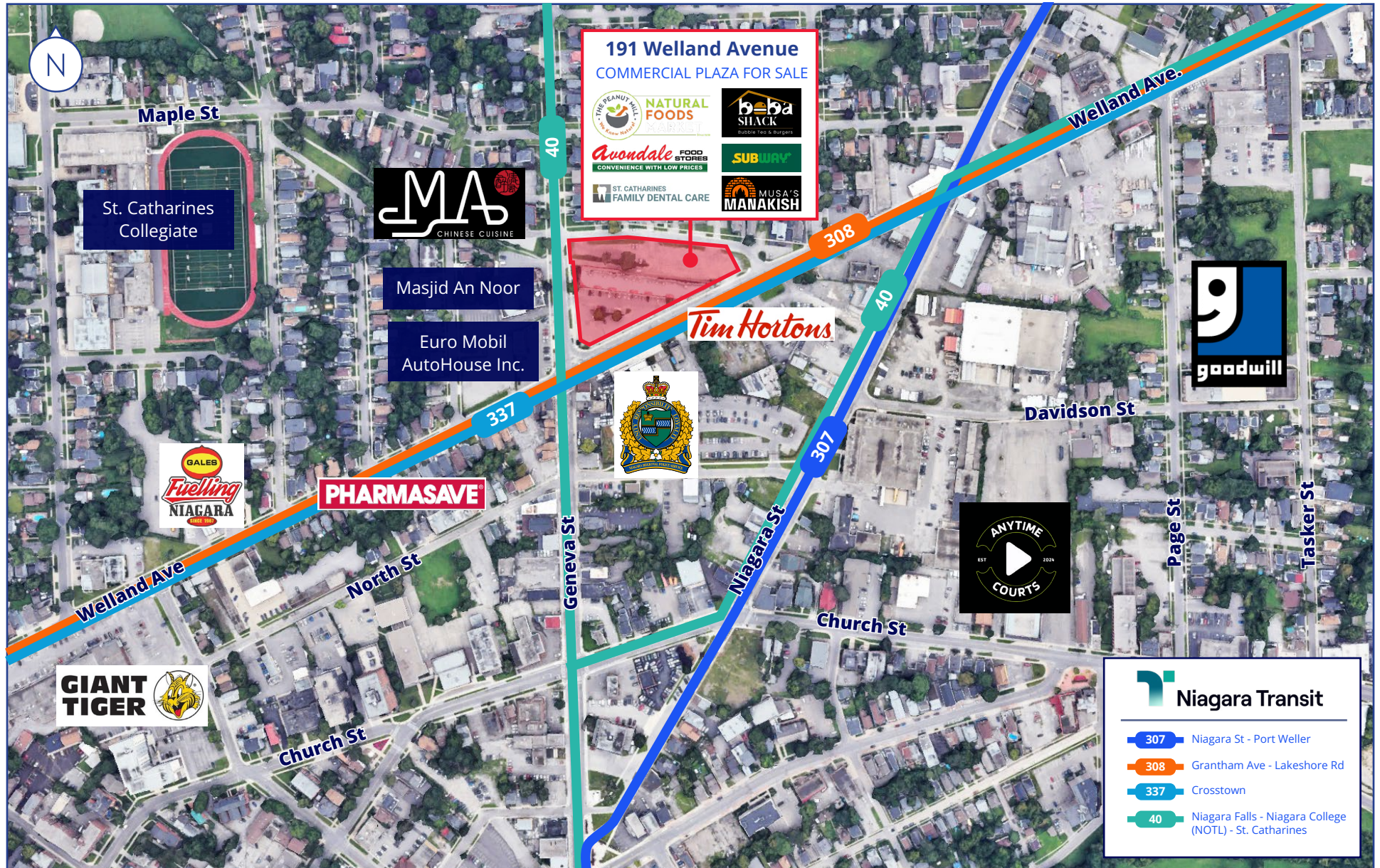


Permitted Uses

- Animal Care Establishment
- Apartment Building
- Car Wash
- Commercial Parking Structure
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)
- Emergency Service Facility
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly/Banquet Hall
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility
- Theatre
- University/College

Area Neighbours

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\$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

VIEW ONLINE 

collierscanada.com/niagara

About Colliers

Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms—Real Estate Services, Engineering, and Investment Management—we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.5 billion in annual revenues, a team of 24,000 professionals, and more than \$108 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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