

FOR LEASE

947 NIAGARA STREET | Welland, ON



LEASE PRICE: **\$18.00** PSF NET + TMI + HST + Utilities

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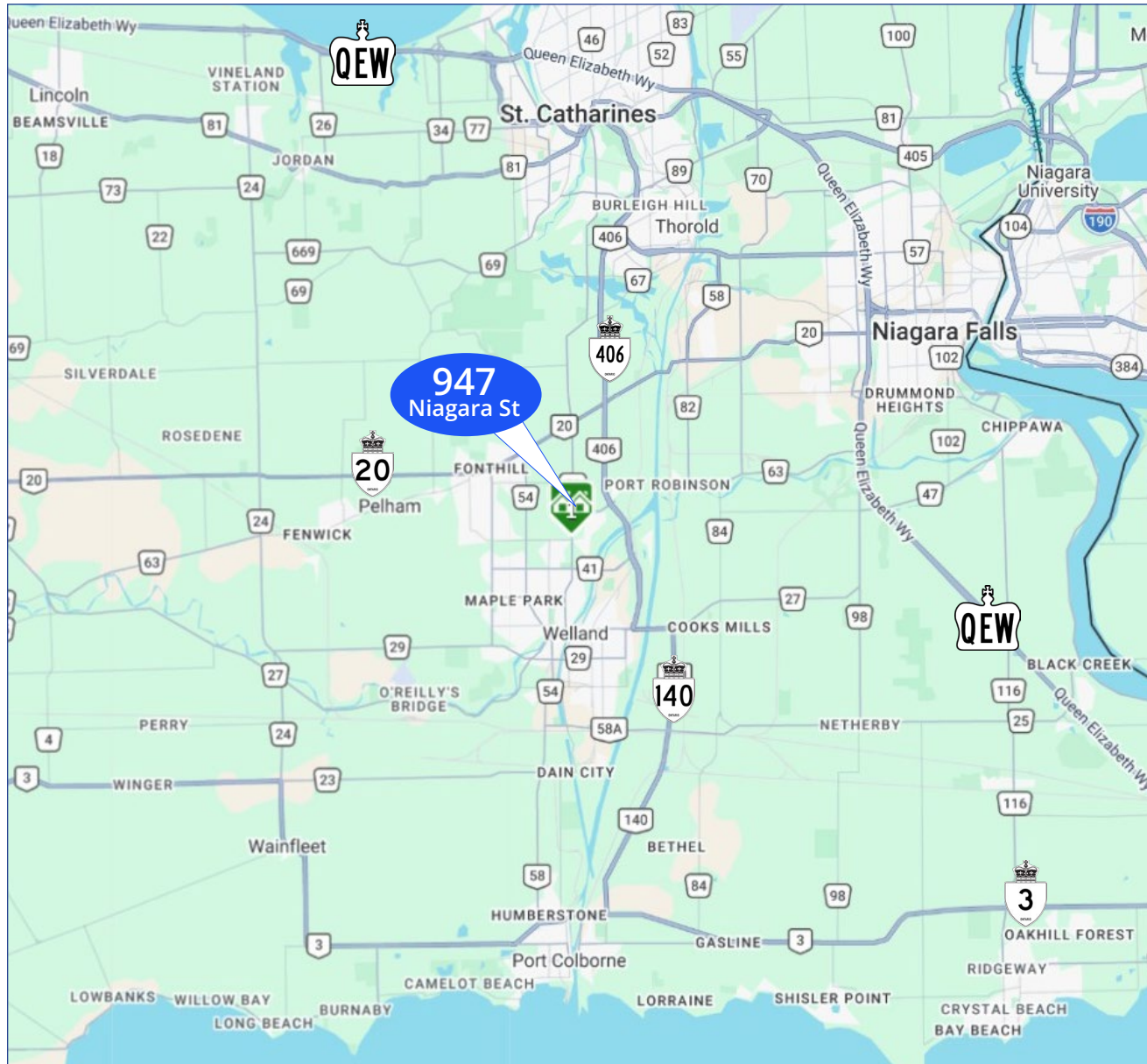


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**Sales Representative*

Property Overview

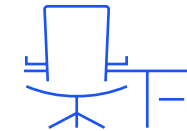
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±1,418 SF Retail Unit
on ±1 Acre



Exceptional visibility
and exposure along
busy Niagara Street



Most recently operated
as an office



Ample on-site paved
parking spaces



Easy access to
Hwy 406



CC2 - Community
Commercial Corridor
Zone

Property Details

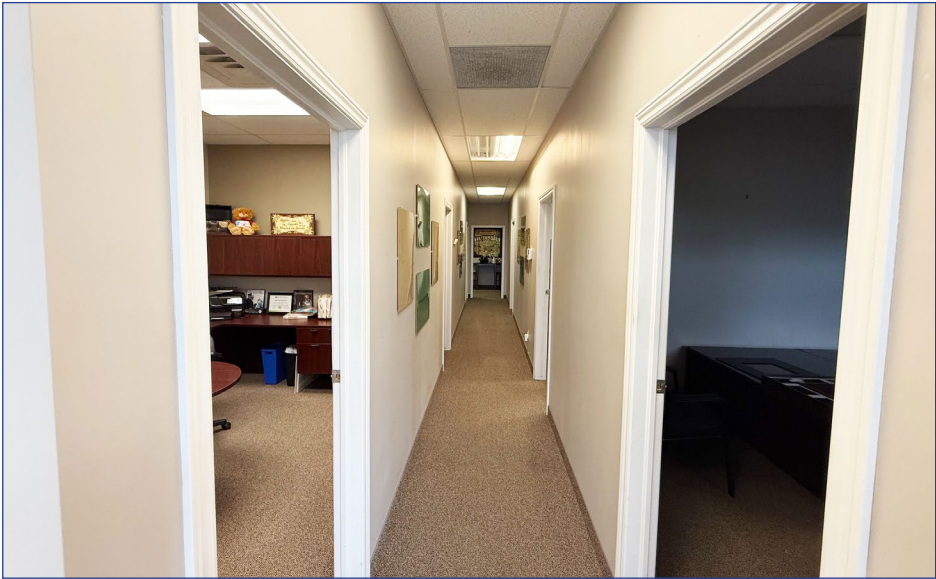
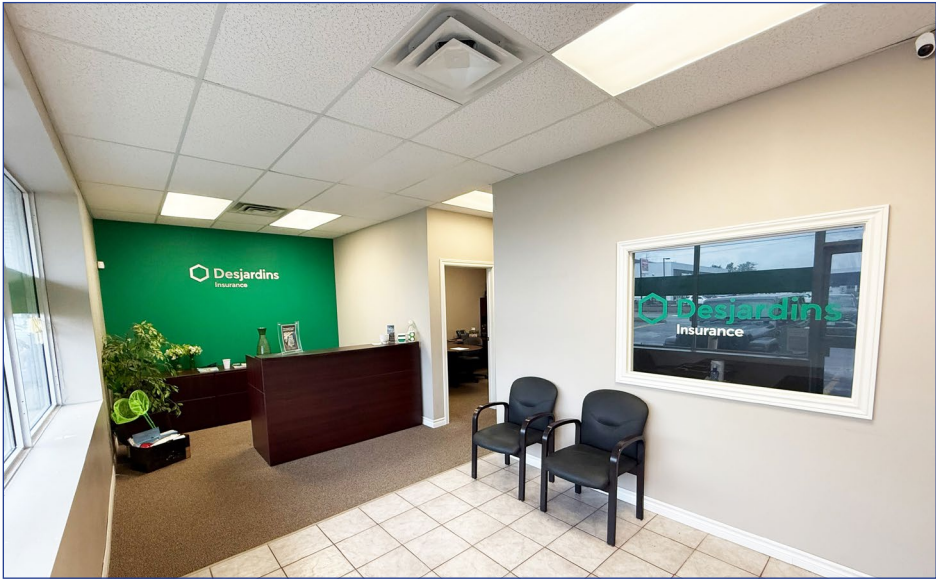


Location	NW corner of Quaker Road & Niagara Street
Lot Size	±1.089 Acres
Lot Dimension	Frontage ±283.08 ft. Depth ±219.57 ft.
Building Area	±1,418 SF
Zoning	CC2 - Community Commercial Corridor
Lease Price	\$18.00 PSF + TMI + HST + Utilities
TMI (2026)	\$7.50 PSF
Comments	• Multi-tenanted commercial property in one of Welland's established commercial corridors • Situated at a signalized intersection on Niagara Street, offering exceptional visibility and exposure • Anchored by an Avondale & Donut Diner • Shadow Anchored by Longo's & CIBC • Available for immediate possession • Ideal for Retail, Office, or Medical Office • Its prominent location & ample exposure make it well suited for takeout restaurant, café, retail, office, medical, or other commercial uses.

Property Photos

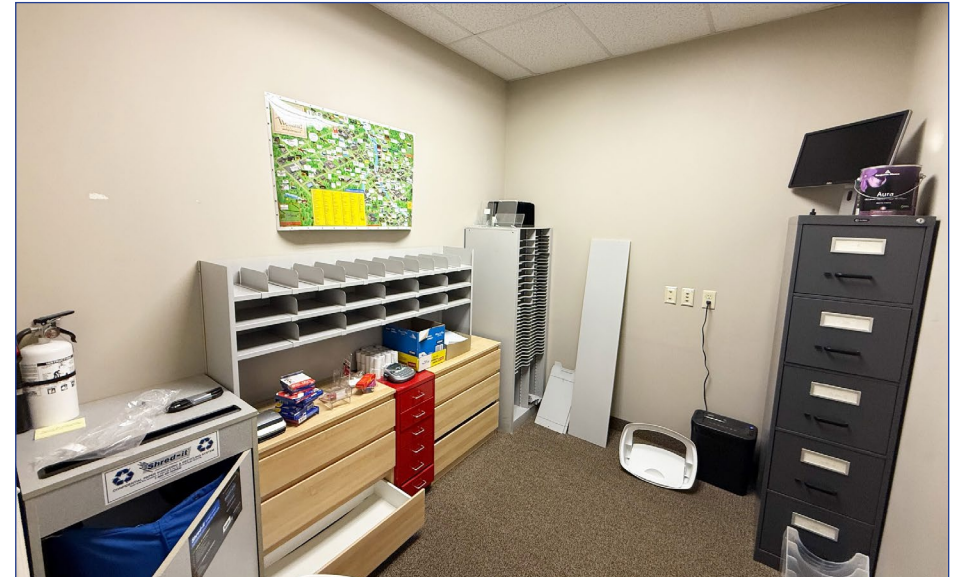


Property Photos



Property Photos

Colliers

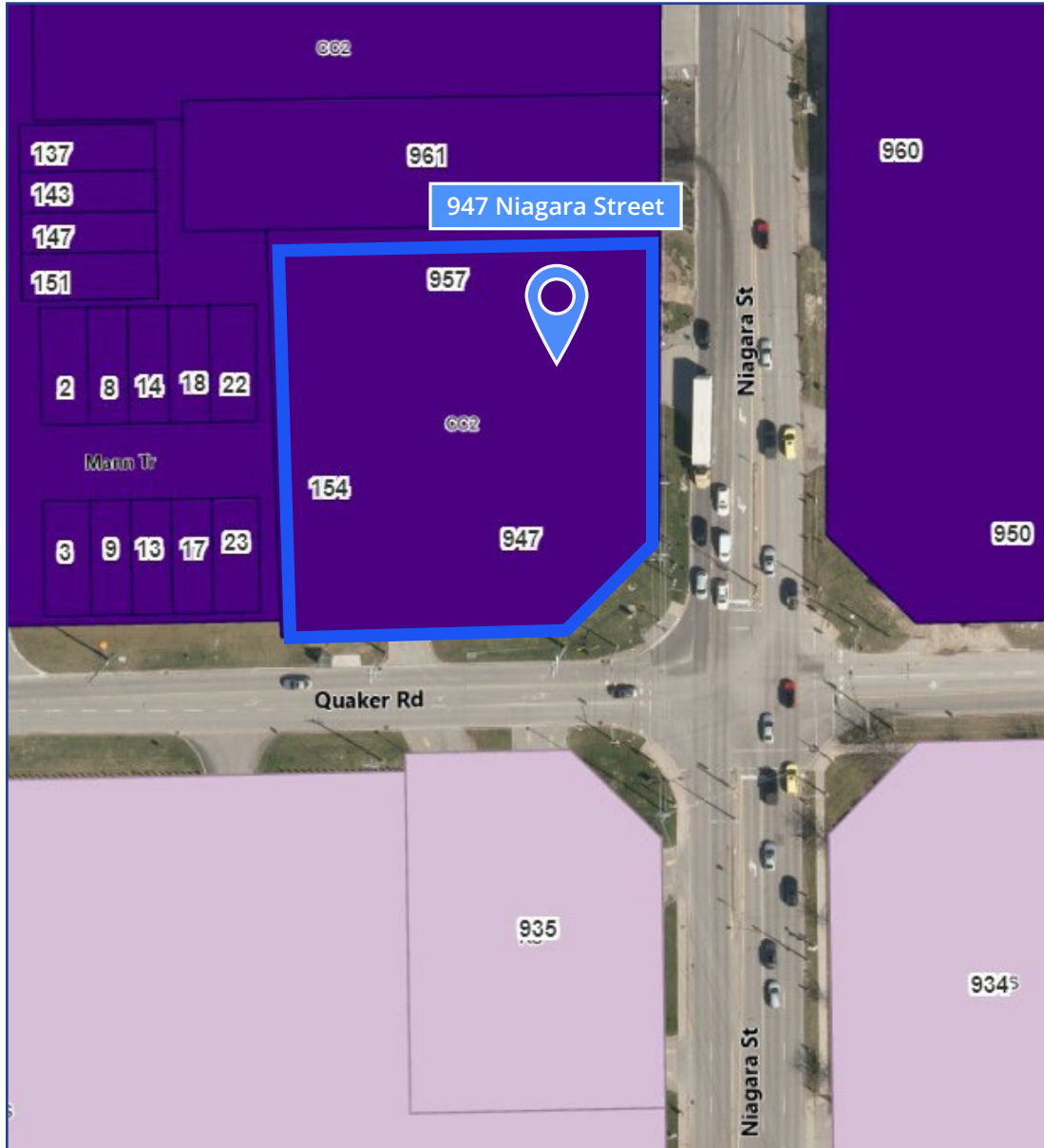


Area Neighbours



CC2- Community Commercial Corridor Zone

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PERMITTED USES

- Art Gallery
- Clubs, private
- Custom Workshop
- Educational Establishment
- Emergency Services
- Financial Establishment
- Food Production
- Garden Centre
- Grocery Store
- Health Related Retail Use
- Home Furnishings Establishment
- Home Improvement Establishment
- Light Equipment/ Machinery Sales, Rental, & Service Establishment
- Pet Care Establishment
- Pet Shop
- Place of Entertainment
- Repair Shop
- Restaurant
- Retail Establishment
- Sample or Showroom
- Seasonal Outdoor Use
- Service Commercial
- Veterinary Clinic
- Day Care Centre
- Museum
- Social Services Establishment
- Medical Office or Clinic
- Office
- Survey, engineering, Planning or Design Business
- Athletic/ Fitness Establishment
- Recreational Establishment

\$5.7B

Annual revenue

2B

Square feet managed

27,000

professionals

\$109B

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 June 2026

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