

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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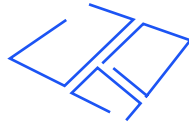


Accelerating Success.

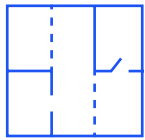
Excellent Location



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

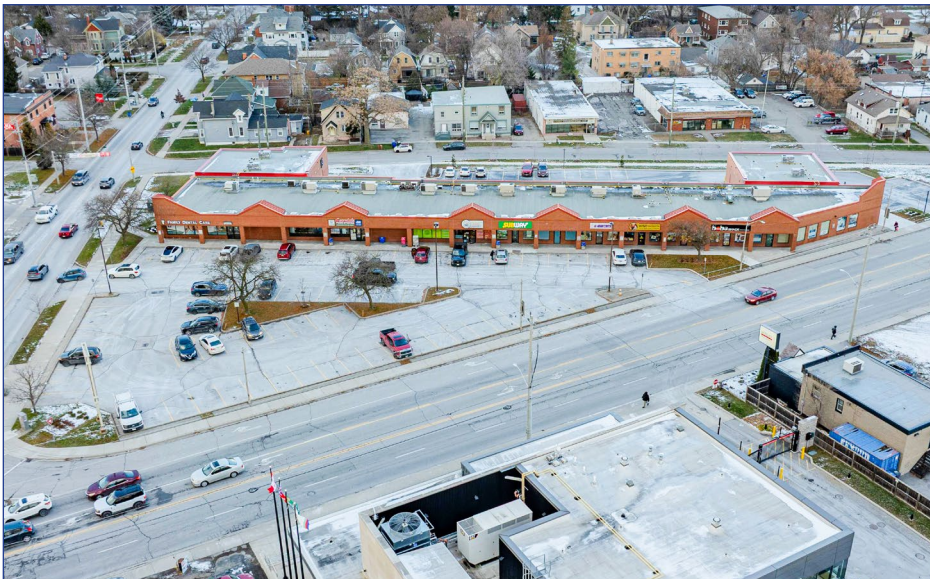
BUILDING DETAILS

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 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



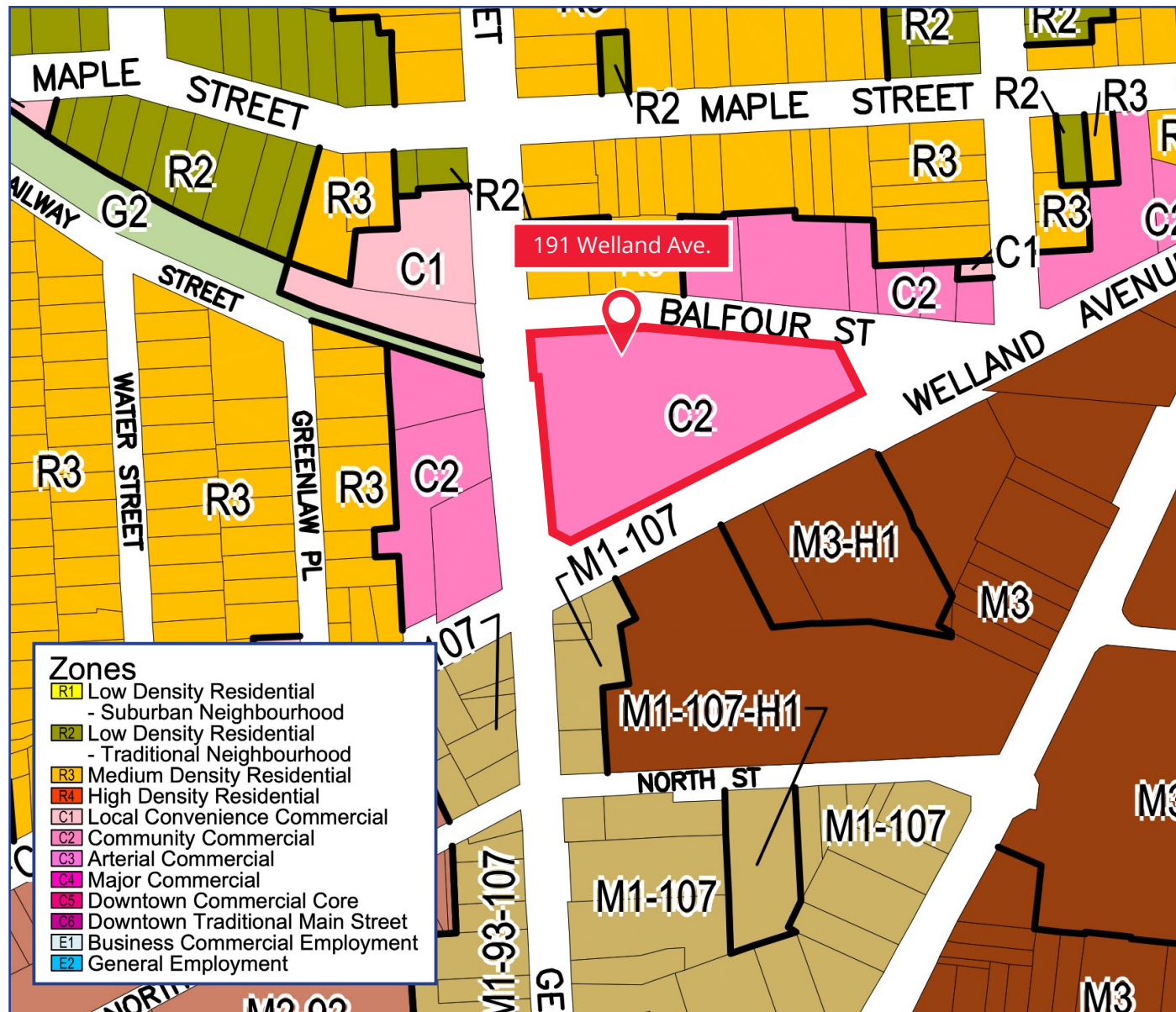
Costs to construct 2 NEW BUILDINGS	
Engineering & Consulting	\$64,000
Architect (Murray Architects)	\$51,000
City/ Region	\$161,000
Scott Construction - Site Work*	\$656,000
Scott Construction - Building A	\$735,000
Scott Construction - Building B	\$689,000
TOTAL	\$2,356,000

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



C2 - Community Commercial Zone

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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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