

Colliers



LIST PRICE **\$749,000**

FOR SALE | 453 THOROLD ROAD | WELLAND | ON
±2,506 SF Office Building
on Busy Thorold Road, Welland

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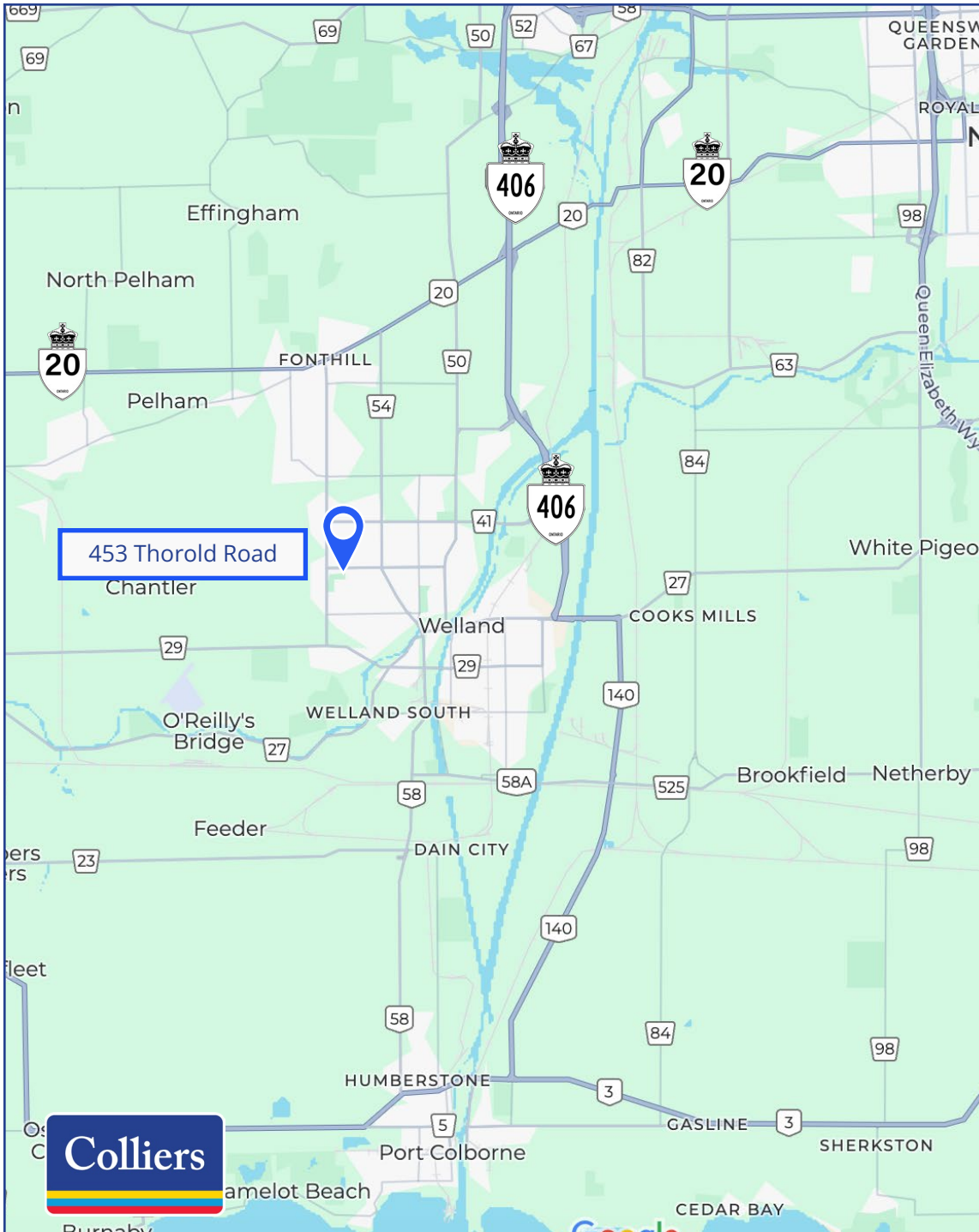
**Sales Representative **Broker*

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Property Highlights



Great opportunity to live and operate your own business in the same building or collect rental income from the accessory apartment while also having a separate place for your business.

7

minutes to
Downtown Welland

9

minutes to
Highway 406

22

minutes to Downtown
St. Catharines

29

minutes to
Niagara Falls



Listing Specifications

453 THOROLD ROAD | WELLAND | ON

Location South of Thorold Road & West of Lloyd Avenue

Lot Dimension Frontage: ±62.00 ft. | Depth: ±145.00 ft.

Lot Size ±0.21 Acres

Building Size ±2,506 SF

Zoning CC2 - Community Commercial Corridor

Listing Price \$749,000

Taxes (2023) \$5,881.50

Power Service 200 Amp

Comments

- Great exposure along a high traffic arterial road
- Well-maintained commercial/offices building
- A second unit can be created by closing in a 7 ft. opening interior wall to create 2 bedroom residential unit, and commercial unit or keep the entire space for your business
- New roof installed in 2022
- Ample parking at the front and rear of building
- Driveway with single detached garage
- Partially fenced yard
- Electric in floor radiant heat with separate thermostats installed in 4 rooms
- Gas forced air, central air conditioning, & 2 hydro meters
- Vacant possession



Exterior Photos

453 THOROLD ROAD | WELLAND | ON



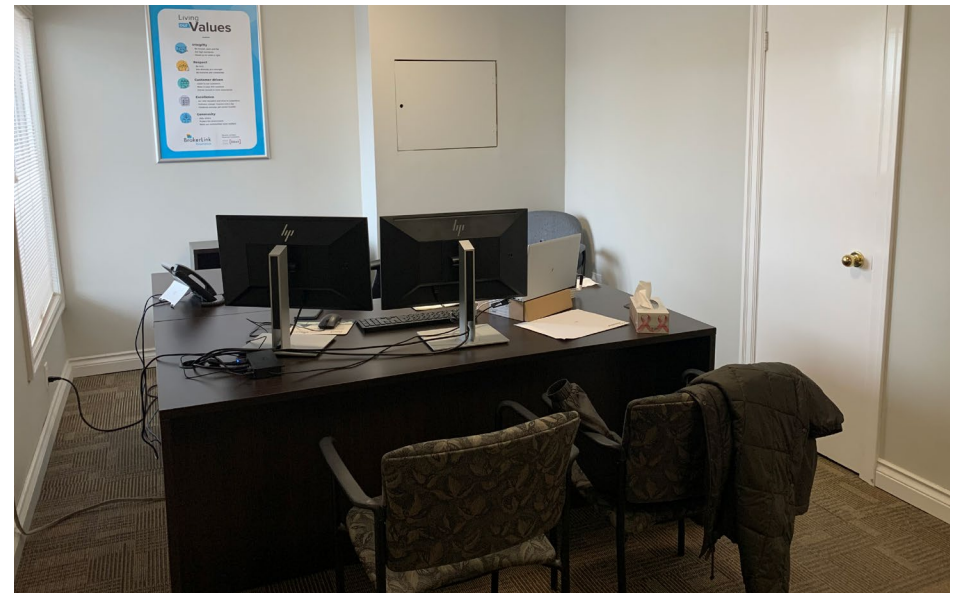
Interior Photos

453 THOROLD ROAD | WELLAND | ON



Interior Photos

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Interior Photos

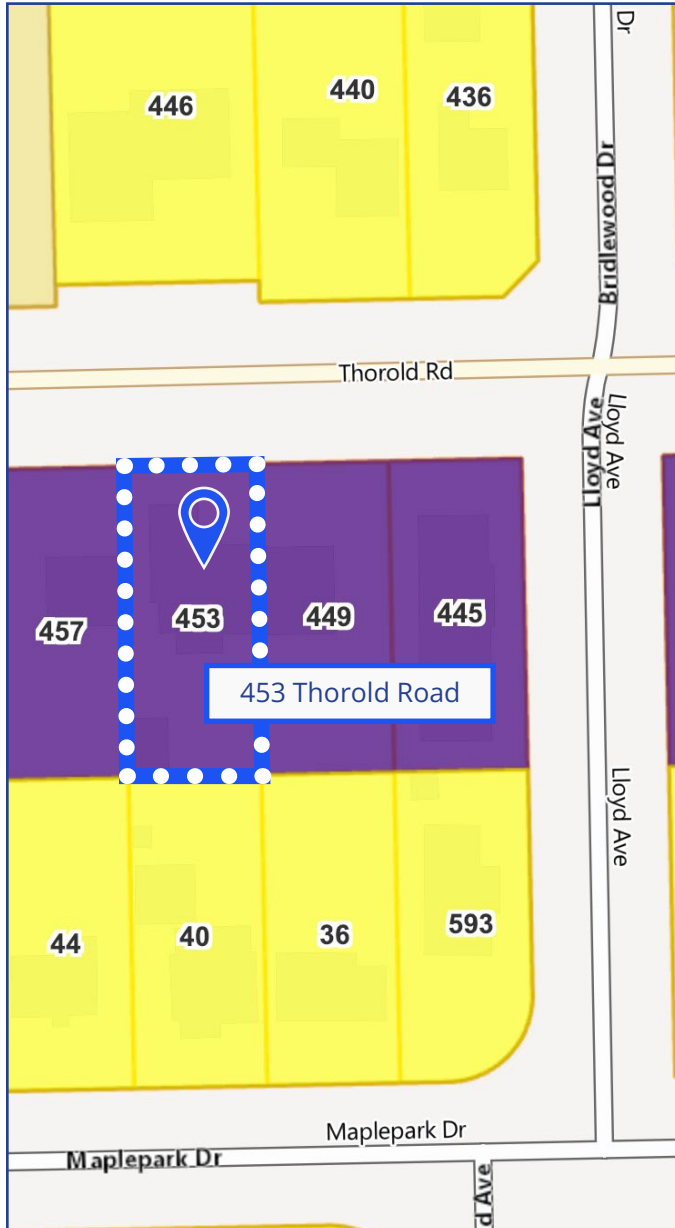
453 THOROLD ROAD | WELLAND | ON



Zoning CC2 | Community Commercial Corridor



453 THOROLD ROAD | WELLAND | ON



Current Zoning By-law 2017-117
 Current Zoning By-law 2017-117

- <Null>
- Agricultural
- Appealed (bylaw 2667)
- Community Commercial Corridor**
- Community Commercial Node
- Community Institutional
- Community Open Space
- Downtown Mixed Use Centre

PERMITTED USES

- Accessory Uses, Buildings and Structures
- Art Gallery
- Short-Term Rental

COMMERCIAL

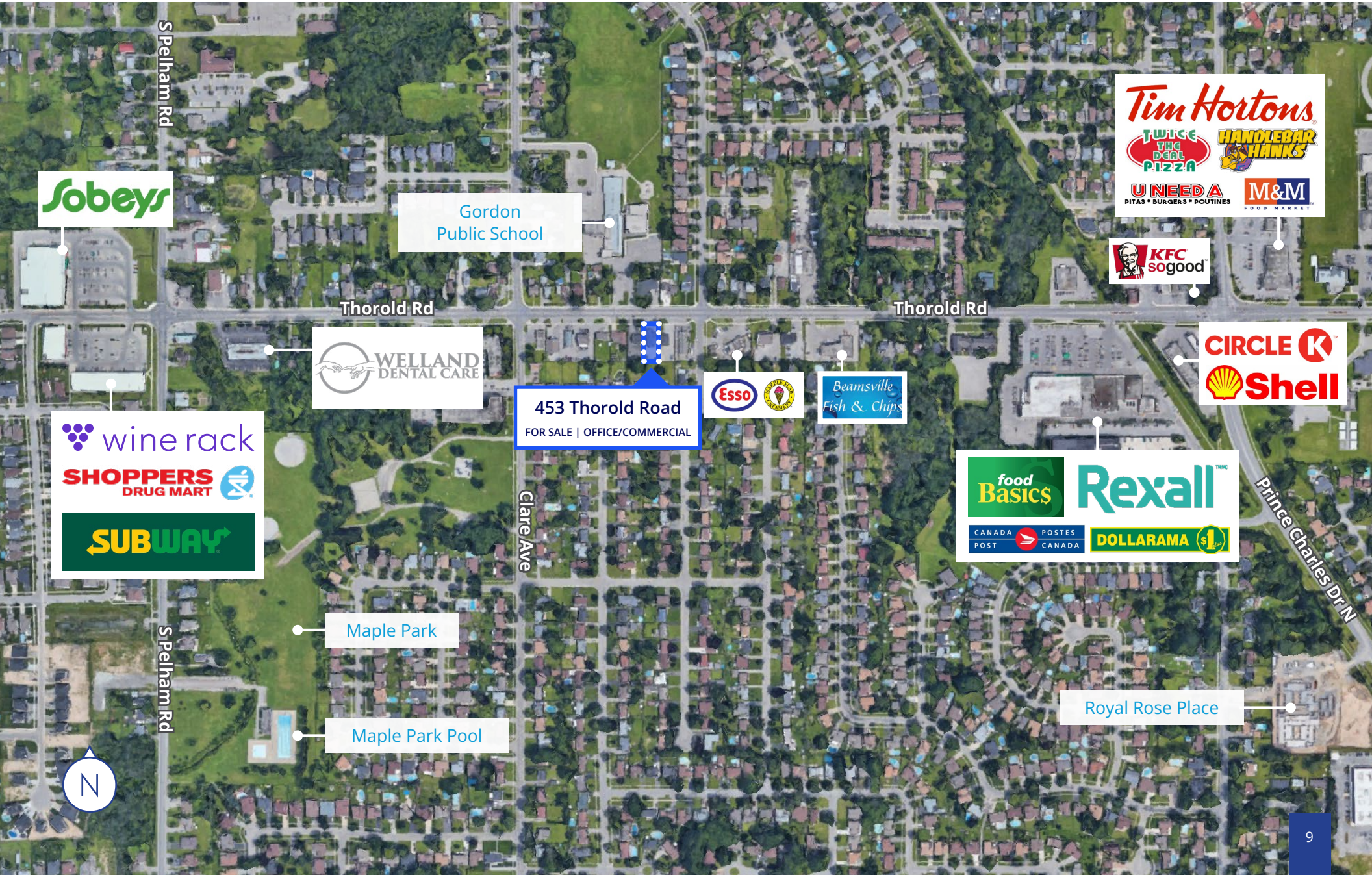
- Clubs, Private
- Custom Workshop
- Drive-Through Establishment
- Educational Establishment
- Emergency Service
- Financial Establishment
- Food Production
- Funeral Home
- Garden Centre
- Grocery Store
- Health Related Retail Use
- Home and Auto Sales and Supply Establishment
- Home Furnishing

- Establishment
- Home Improvement Establishment
- Mini Storage
- Motor Vehicle Sales Dealership
- Motor Vehicle Service Station
- Motor Vehicle Repair Shop
- Motor Vehicle Washing Establishment
- Light Equipment/Machinery Sales, Rental and Service Establishment
- Outside Display and Sales Area
- Parking Lot
- Pet Care Establishment
- Pet Shop
- Place of Entertainment
- Repair Shop
- Restaurant
- Retail Establishment
- Sample or Showroom
- School, Commercial
- Seasonal Outdoor Use
- Service Commercial Establishment
- Veterinary Clinic
- HOSPITALITY**
- Hotel

- Motel
- COMMUNITY**
- Community Centre
- Community Garden
- Day Care Centre
- Library
- Museum
- Place of Worship
- Social Services Establishment
- OFFICE**
- Medical Office or Clinic
- Office
- Survey, Engineering, Planning or Design Business
- RECREATIONAL**
- Athletic/Fitness Establishment
- Park
- Recreational Establishment
- RESIDENTIAL**
- Block Townhouse
- Boarding or Lodging House
- Dwelling, Apartments
- Dwelling, Converted
- Dwelling, Multiple
- Dwelling Units Above Permitted uses
- Group Home

Area Neighbours

453 THOROLD ROAD | WELLAND | ON



Gordon Public School



453 Thorold Road
FOR SALE | OFFICE/COMMERCIAL



Maple Park

Maple Park Pool

Royal Rose Place



\$4.3B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated March 2024

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