



# FOR SALE

LIST  
PRICE: **\$675,000**

187 DIVISION STREET | WELLAND | ONTARIO

**±2,608 SF Office Building on ±0.147 AC**

Colliers

Colliers International Niagara Ltd., Brokerage

82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4

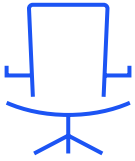
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**LUCAS LUCCHETTA** *Sales Representative*

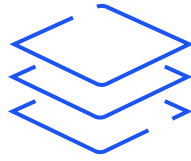
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# Property Highlights



2-Storey  
Office Building  
on  $\pm 0.147$  AC



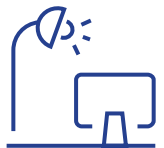
$\pm 1,304$  SF on  
Each Floor  
(Total:  $\pm 2,608$  SF)



Located in  
Downtown  
Welland



Close to All  
Amenities



Live/ Work  
Potential



DMC - Downtown  
Mixed Use Centre  
Zone w/ Many  
Permitted Uses



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# Listing Specifications



PIN/ ARN	641070195/ 271904000810900
Lot Size	±0.147Acres
Lot Dimension	Frontage: ±49.62 ft.   Depth: ±129.60 ft.
Building Area	±2,608 SF (±1,304 SF on each floor)
List Price	\$675,000
Taxes (2025)	\$9,131
Zoning	DMC - Downtown Mixed Use Centre
Parking	±5 surface spaces, asphalt in good condition
Comment	<ul style="list-style-type: none"><li>• 2-storey office building with a full basement</li><li>• Located in Downtown Welland</li><li>• Offers reception area, kitchenette &amp; staff lunch room, several bathrooms, boardroom, and various private offices</li><li>• Close to all amenities</li><li>• Minutes walk to Welland Market Square, Bus Terminal, Welland Civic Square/ Welland City Hall, and many mores</li></ul>

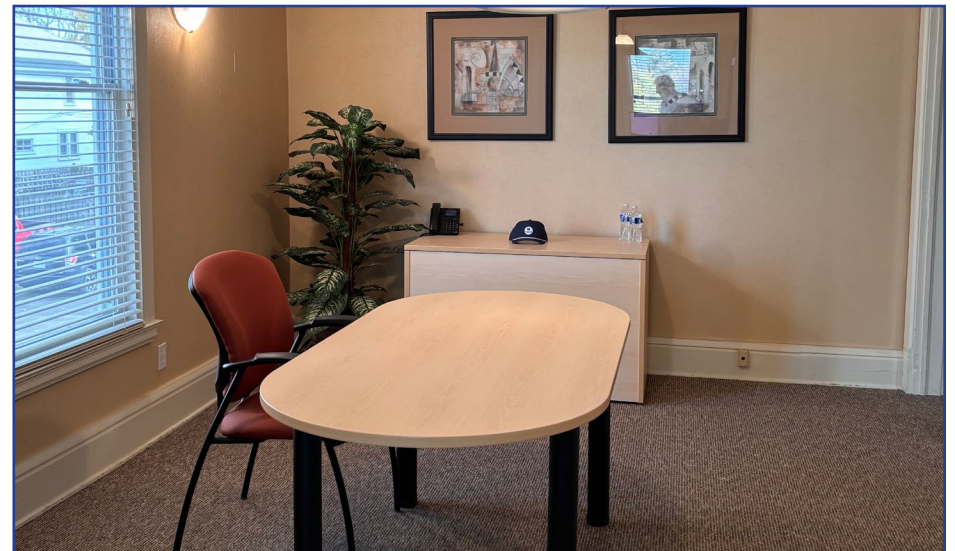
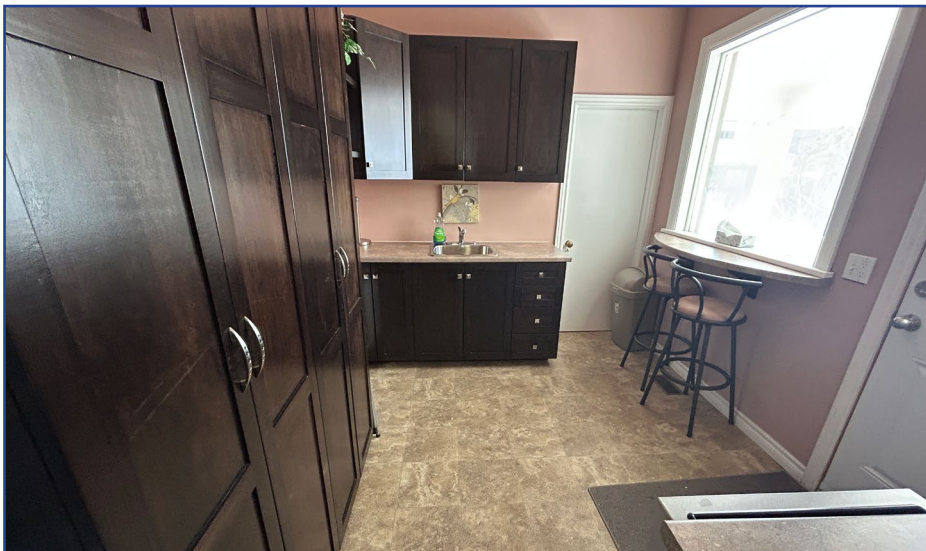


# Property Photos





# Property Photos



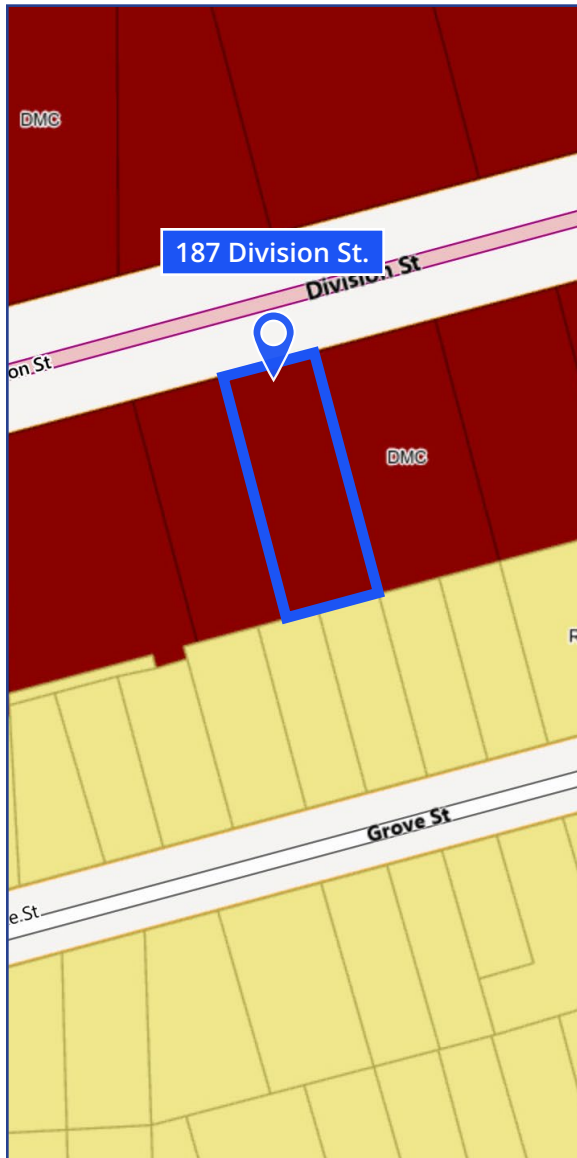


# Area Neighbours





# Zoning DMC – Downtown Mixed Use Centre

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## 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

\$5.0B+

Annual revenue

2B

Square feet managed

24,000

professionals

\$100B+

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 August 2025

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Learn more at [corporate.colliers.com](https://corporate.colliers.com), X @Colliers or LinkedIn.

## CONTACT:

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