

25-31 West Main Street, Welland, ON

For Sale

Prime Retail Investment Opportunity

Niagara Region - Welland, Ontario

Offering Memorandum

Marcus & Millichap
THE COGAN GROUP





Property Highlights



Fully leased restaurant approx. 1,250 ft² plus finished basement and large patio with scenic views of Welland Bridge and canal



Surface parking located behind the buildings



Vacant two-storey commercial building approx. 6,000 ft² plus basement



Future redevelopment potential with significant municipal incentives available



Situated in the heart of the Niagara Region for business and tourism



Total of 0.26 acres of land





Property Profile

Civic Address

25-31 West Main Street, Welland, Ontario

Major Intersection

West Main Street & Division Street

Legal Addresses

25 West Main Street – FIRSTLY: PT LT 1 PL 552, PT LT 26 CON 5 CLD, PTS 1 & 2 59R4020 ; S/T CW17442 ; SECONDLY: PT LT 26, CON 5 CROWLAND PT 3, 59R4020 SUBJECT TO AN EASEMENT IN GROSS OVER PT 3, 59R4020 AS IN SN395868 CITY OF WELLAND

29-31 West Main Street - PT LT 26, CON 5 CROWLAND ; PT LT 1, PL 552, ALL AS IN R0363329 CITY OF WELLAND

Zoning

Downtown Mixed-Use Centre (DMC)

Permitted Uses

Commercial, Retail, Hospitality, Residential, Office, Community

Asking Price

\$2,100,000





Population & Growth

WELLAND, ONTARIO

40

PROVINCIAL POPULATION RANK

98 / 4,831

NATIONAL POPULATION RANK

6.6%

IN 2021, THE ENUMERATED POPULATION OF WELLAND (CITY), WAS 55,750, WHICH REPRESENTS A CHANGE OF 6.6% FROM 2016. THIS COMPARES TO THE PROVINCIAL AVERAGE OF 5.8% AND THE NATIONAL AVERAGE OF 5.2%.

5.2%

IN 2021, THERE WERE 23,656 PRIVATE DWELLINGS OCCUPIED IN WELLAND (CITY), WHICH REPRESENT A CHANGE OF 5.2% FROM 2016.

686.9

THE LAND AREA OF WELLAND (CITY) IS 81.16 SQUARE KILOMETRES AND THE POPULATION DENSITY WAS 686.9 PEOPLE PER SQUARE KILOMETRE.

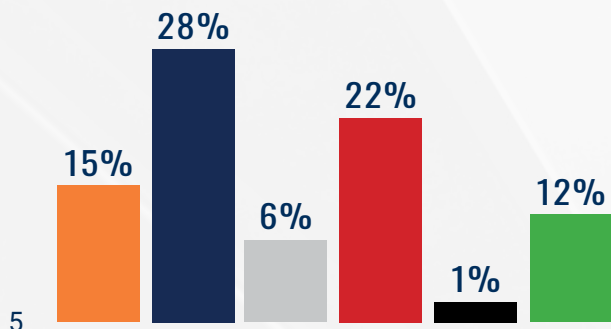


Jobs & Economy

WELLAND, ONTARIO

Welland is at the geographical centre of Niagara's diversified manufacturing base and supply chain network. Welland's strong labour force has ready-to-go experience and depth in precision machining, metal forming, electrical & connectivity, hydraulics and power distribution. The region excels in advanced manufacturing, aerospace, shipbuilding, logistics, transportation equipment and primary metal manufacturing. Welland also has easy access to world-class automotive research centres at Niagara College, McMaster University, the University of Waterloo and the University of Windsor.

WELLAND'S LABOUR FORCE BY EDUCATION



WELLAND'S LARGEST EMPLOYMENT SECTORS

Welland's Top 10 Employment Sectors	Jobs (2022)
Health care and social assistance	3,486
Educational services	2,784
Retail trade	2,322
Manufacturing	1,307
Accommodation and food services	1,215
Administrative and support, waste management and remediation services	983
Public administration	798
Finance and insurance	728
Construction	593
Professional, scientific and technical services	439

Source: EMSI, 2022.02 Dataset

- NO CERTIFICATE, DIPLOMA OR DEGREE
- HIGH SCHOOL CERTIFICATE OR EQUIVALENT
- APPRENTICESHIP, TRADES CERTIFICATE OR DIPLOMA
- COLLEGE, CEGEP, NON UNIVERSITY CERTIFICATE OR DIPLOMA
- UNIVERSITY CERTIFICATE OR DIPLOMA (BELOW BACHELOR LEVEL)
- UNIVERSITY CERTIFICATE, DIPLOMA OR DEGREE



Jobs & Economy

WELLAND, ONTARIO

MAJOR EMPLOYERS IN WELLAND

1,460



CANADIAN TIRE
FINANCIAL SERVICES

530



Niagara College Canada
APPLIED DREAMS.

250



WELDED TUBE
OF CANADA CORP.

250



220

rexroth
A Bosch Company

WELLAND & NIAGARA LABOUR MARKET

By Sector	Welland Residents	Niagara Residents
Accommodation & Food Services	1,215	21,969
Administrative & Support, Waste Management & Remediation Services	983	9,824
Agriculture, Forestry, Fishing & Hunting	81	5,365
Arts, Entertainment & Recreation	232	5,949
Construction	593	10,122
Educational Services	2,784	14,972
Finance and Insurance	728	4,742
Health Care & Social Assistance	3,486	24,999
Information and Cultural Industries	123	1,851
Management of Companies & Enterprises	72	441
Manufacturing	1,307	14,540
Other Services (Except Public Administration)	678	6,534
Professional, Scientific & Technical Services	439	7,044
Public Administration	798	9,915
Real Estate & Rental and Leasing	217	2,041
Retail Trade	2,322	24,076
Transportation and Warehousing	396	7,503
Utilities	67	1,260
Wholesale Trade	467	7,639



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