

FOR SALE

Colliers



LIST PRICE: **\$995,000**

**57 DIVISION STREET
WELLAND, ONTARIO**

**±3,100 SF Two-Storey Mixed-Use Commercial
& Residential Building in Downtown Welland**

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Property Specifications



Location Adjacent to the Welland Market Square

Lot Dimension Frontage: ±46 ft. | Depth: ±100 ft.

Building Area ±3,100 SF

Zoning DMC - Downtown Mixed Use Centre

List Price \$995,000

Taxes (2025) \$2,615.62

- Comments**
- Vacant mixed-use commercial/residential property
 - Two-storey brick building located in downtown Welland
 - Zoned in DMC - Downtown Mixed Use Centre, allowing for a wide range of uses
 - Main level features approximately 1,500 SF of street-front retail, previously used as a cafe
 - Upper level includes a recently updated three-bedroom residential unit
 - Lower level contains a one-bedroom bachelor unit
 - The property includes a detached garage, 3-4 on-site parking spaces
 - Access to municipal city parking nearby
 - Sold vacant, providing immediate flexibility for leasing, owner occupancy, or repositioning

Location Highlights

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Property Photos

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Property Photos

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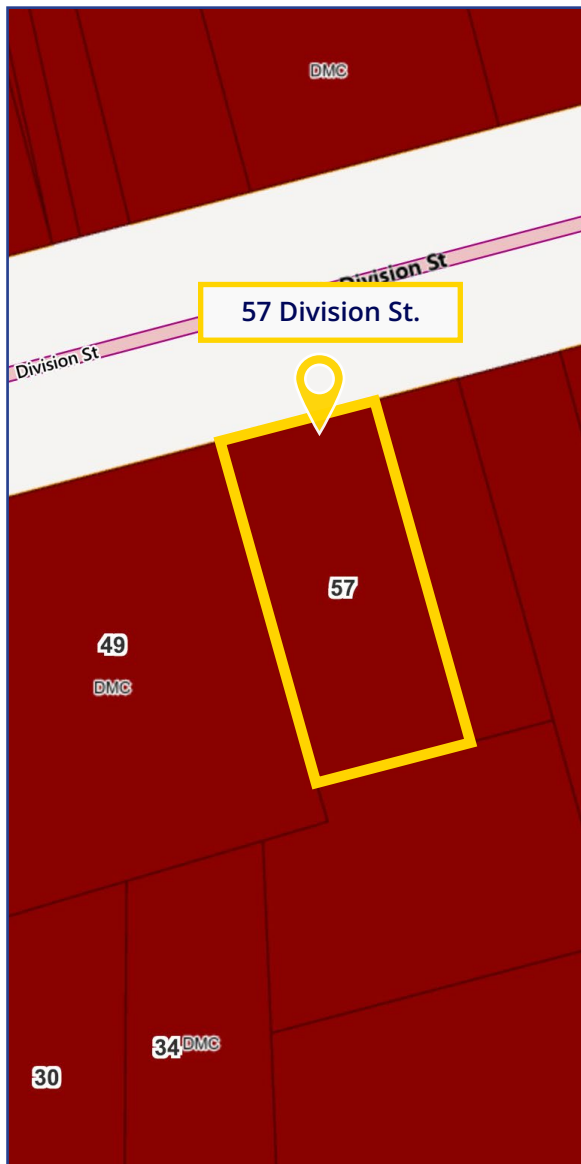


Property Photos

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DMC – Downtown Mixed Use Centre Zone



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

\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

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 February 2026

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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com

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