

NEIGHBOURHOOD SHOPPING CENTRE FOR SALE



CREILAND
CONSULTANTS



21

SEAWAY DRIVE,
WELLAND, ON



GOOGLE STREETVIEW



CONFIDENTIALITY
AGREEMENT



VIDEO TOUR

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PROPERTY OVERVIEW

An exceptional 37,205 SF retail cash flow opportunity consisting of 7 Tenants strategically located in a commercial node adjacent to Seaway Mall. This 3.3-acre site is designated for retail commercial and is currently zoned C2 with C3 permitted uses. The zoning allows for a wide range of uses including retail stores, shopping centres, personal service shops, supermarkets, athletic / fitness centres, business offices, clinics and more. The official plan supports Regional Shopping Node for this area. The property offers excellent visibility along arterial roads that provide direct access to the region’s main highway. The building is serviced by municipal sanitary and storm sewers, as well as municipal drinking water, and is heated by rooftop-mounted natural gas-fed HVAC units.

 3.307 Acres LOT SIZE	 \$246.74 PSF PRICE / SF	 \$138,838 (2024) PROPERTY TAX
 37,205 SF GROSS BUILDING AREA	 \$9,180,000 LISTING PRICE	 \$2.78 Million PRICE / ACRE
 Freehold OWNERSHIP TYPE	 \$460,000 NOI	 1 STOREY COMMERCIAL PLAZA DATING FROM 1998 IMPROVEMENTS



 **PROPERTY TYPE**
Commercial





 **PROPERTY INTERSECTION**
Niagara Street & Woodlawn Road

 **ZONING**
C2/C3 & RS

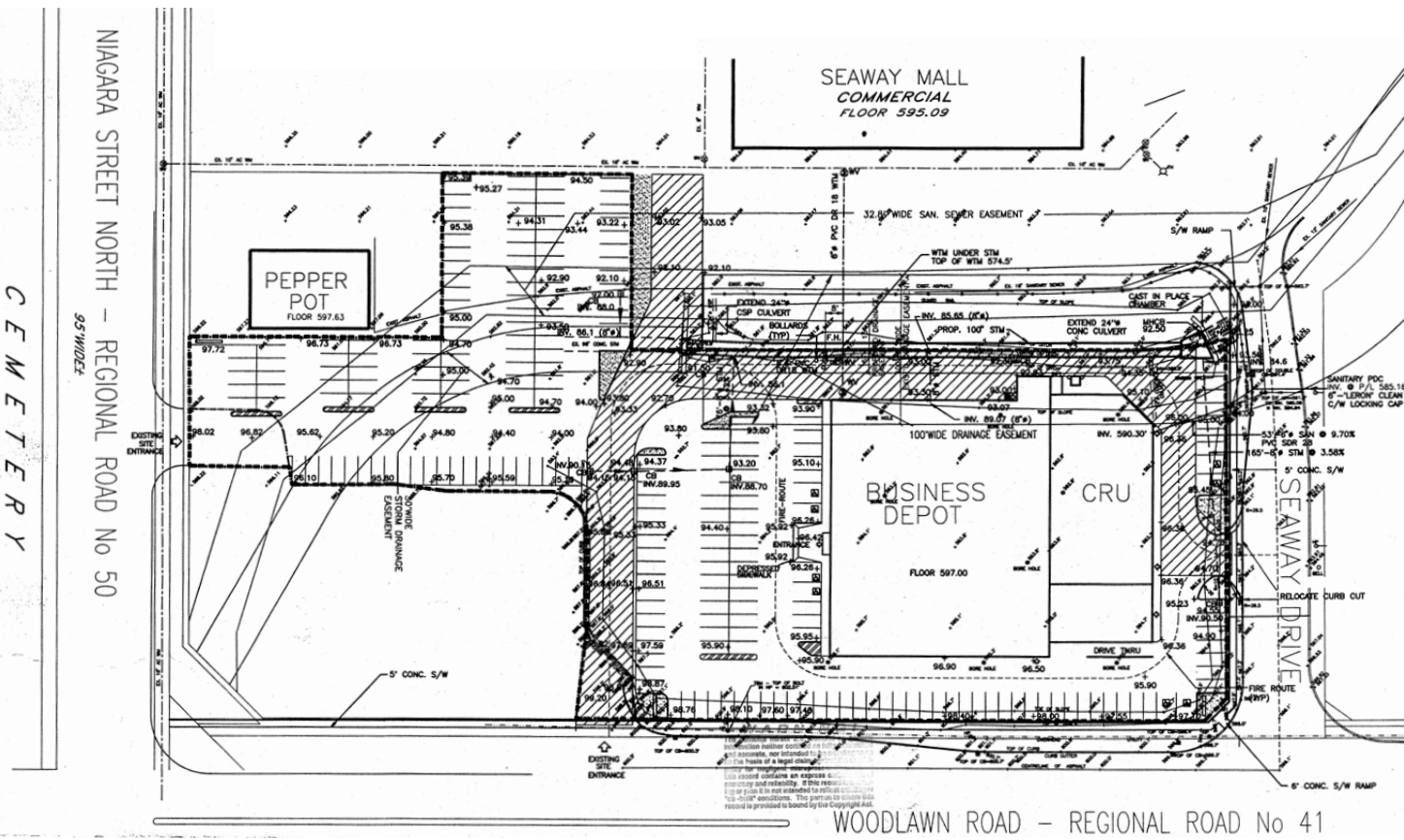
PROPERTY INFORMATION

Type:	Commercial Plaza	Windows:	Double glazed units in metal frames
Age:	Built 1998	HVAC:	Forced air heat/cool units. (5 x new units installed 2018)
Height:	1-Story	Electricity:	Modern copper wiring and services routed through breakers. 600 amps, 600 volts
Foundation:	Poured Concrete	Plumbing:	Copper and plastic lines and drains. Fully sprinklered
Floors:	Poured Concrete slab-on-grade	Shape:	Irregular
Exterior Walls:	Stucco. Metal siding and architectural concrete block	Frontage:	North side Woodlawn Road East side of Niagara Street West side of Seaway Drive
Roof:	Flat tar and gravel (26,000 sq ft reported new 2014)	Access:	Woodlawn Road Niagara Street Seaway Drive
Framing:	Steel	Topography:	Subject property is generally level and at grade

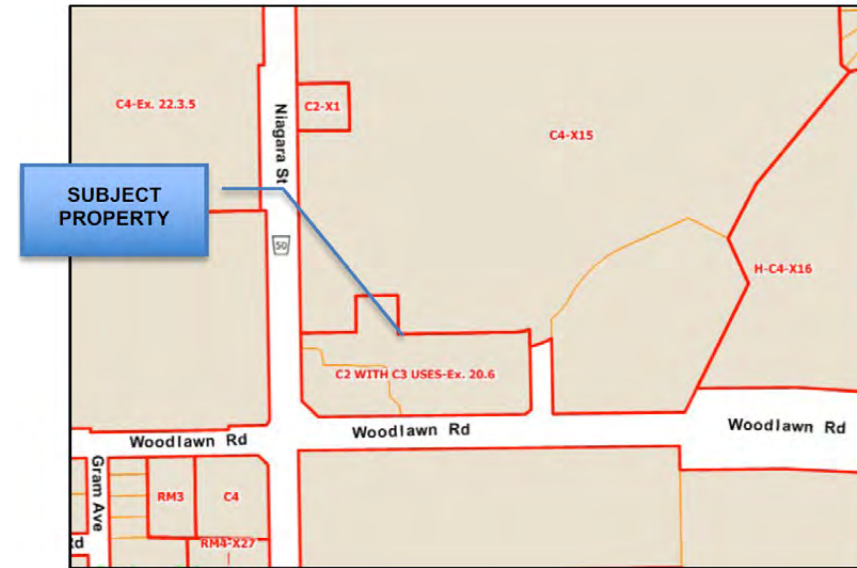
LOCATION OVERVIEW

-  Ample parking with pylon signage available
-  Shadow anchored by National Tenants such as Burger King, Winners, Dollarama, Sport Check & Shoppers Drug Mart
-  Minutes away from Highway #406 and Niagara College
-  Several ingress/egress points

SITE PLAN



ZONING



C2 with C3 uses - Ex 20.6 - Shopping Centre Commercial Zone

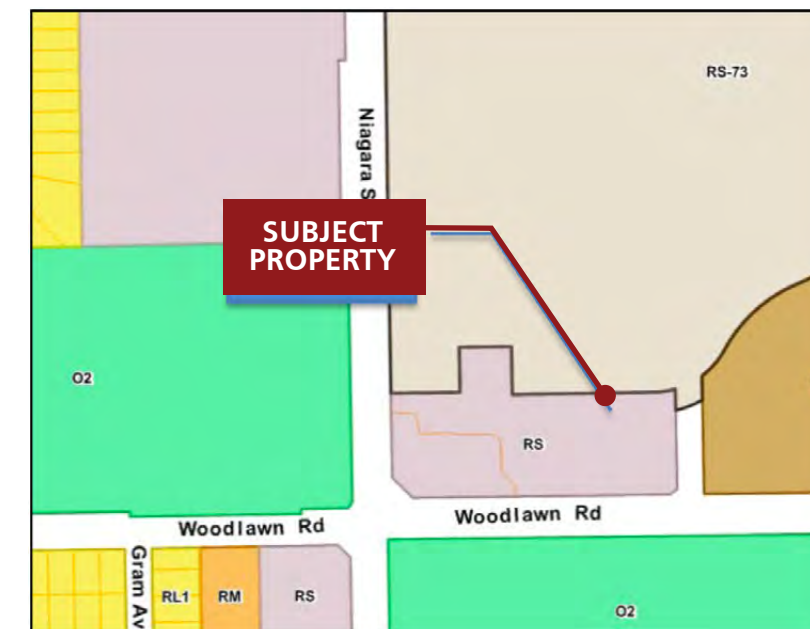
The C2 zoning permits a wide range of commercial uses including: retail stores, personal services shops, dry cleaning depots, car washes, automobile service station, business offices, clinic, a shopping centre, athletic/fitness centre, department stores, supermarket.

Additional C3 General Commercial uses are also permitted

AMENITIES MAP



OFFICIAL PLAN



RS - Regional Shopping Node

This new zoning permits a similar range of uses.

The subject property appears to be legally utilized and is assumed to be in conformity with the above zoning.

The City of Welland has recently up-dating its zoning By-law, and under the new Draft Zoning By-law, the subject property is zoned

✓ PERMITTED USES (RS)

TENANT PROFILE



Value Village is a leading thrift retail chain that specializes in the resale of secondhand clothing, accessories, and housewares, operating numerous locations across North America. Founded in 1954, Value Village embraces a mission of promoting sustainability by giving new life to pre-owned items and supporting local communities through various charitable partnerships. The company is known for its value-driven pricing strategy, providing customers with affordable shopping options while also contributing to environmental conservation efforts by reducing waste in landfills.



Fairstone Financial is a prominent Canadian financial services provider specializing in consumer lending solutions, including personal loans, home equity loans, and retail point-of-sale financing. Established in 2010, Fairstone focuses on delivering accessible and flexible financial options to individuals and small businesses, prioritizing responsible lending practices and customer satisfaction.

NEED A *Stitch*

Need A Stitch is a leading retail destination specializing in providing high-quality sewing, quilting, and crafting supplies, alongside expert services and educational workshops. Committed to fostering creativity and empowering individuals to bring their unique visions to life. They offer a wide selection of fabrics, including quilting cottons, apparel fabrics, and specialty textiles. Specializing in the sales of sewing machines and sergers from leading brands and quilting supplies, including batting, thread, and ruler.

IRIS

Iris Optometrists in Welland, Ontario, is a dedicated provider of comprehensive eye care services, committed to enhancing the vision and overall well-being of its community. With a focus on personalized attention and utilizing advanced diagnostic technology, Iris Optometrists offers a full spectrum of services, including routine eye examinations, contact lens fittings, and the management of ocular diseases. As a trusted local practice, they prioritize patient education and strive to deliver exceptional care in a comfortable and professional environment.



Desjardins encompassing a network of caisses and service centers, serve as vital community hubs offering a comprehensive range of financial services, from everyday banking and personal finance to business solutions and wealth management. With a strong presence particularly in Quebec and Ontario, Desjardins prioritizes member and customer relationships, emphasizing personalized service and financial guidance within accessible, localized branches, while also evolving its digital platforms to meet the changing needs of its diverse clientele.



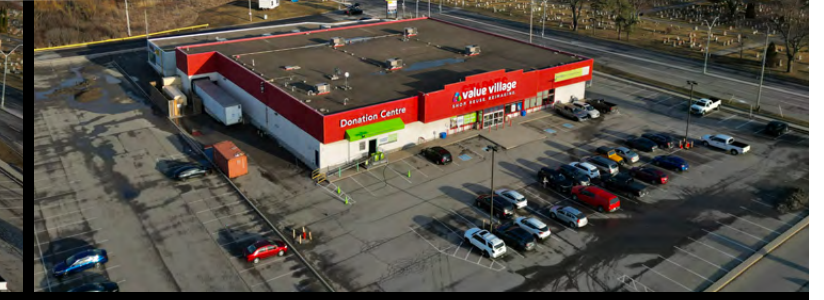
WE PARTY! for a living

Party Max in Welland other locations throughout the Niagara region and beyond, is a locally owned and operated Canadian retailer specializing in a comprehensive array of party supplies, including balloons, costumes, seasonal decorations, and accessories for a wide range of celebrations. Dedicated to providing customers with everything needed to create memorable events, Party Max emphasizes a diverse product selection and a customer-focused approach, catering to the party needs of the Welland community and surrounding areas.

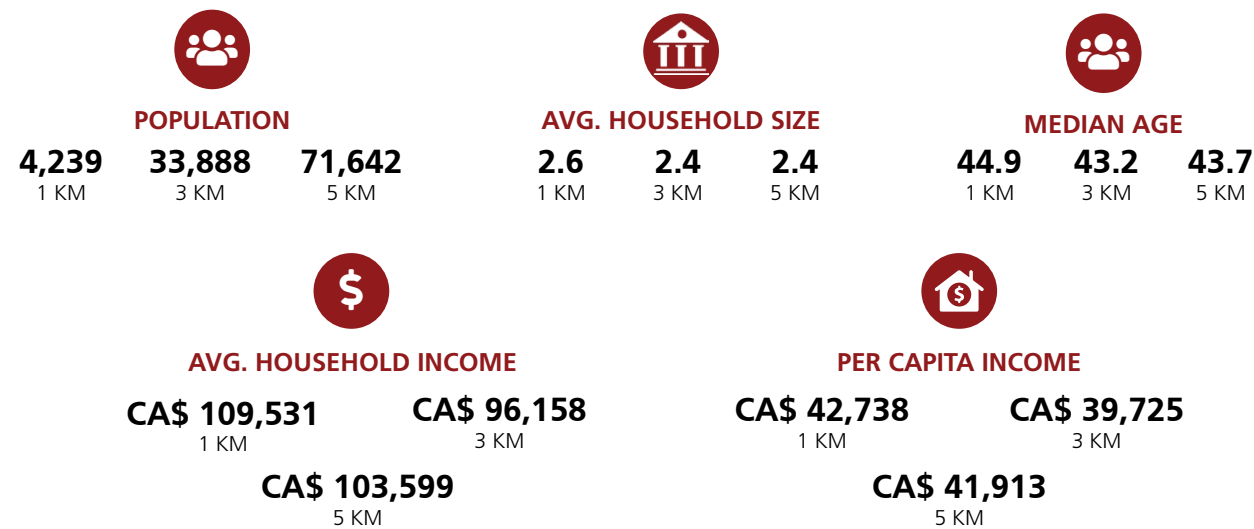
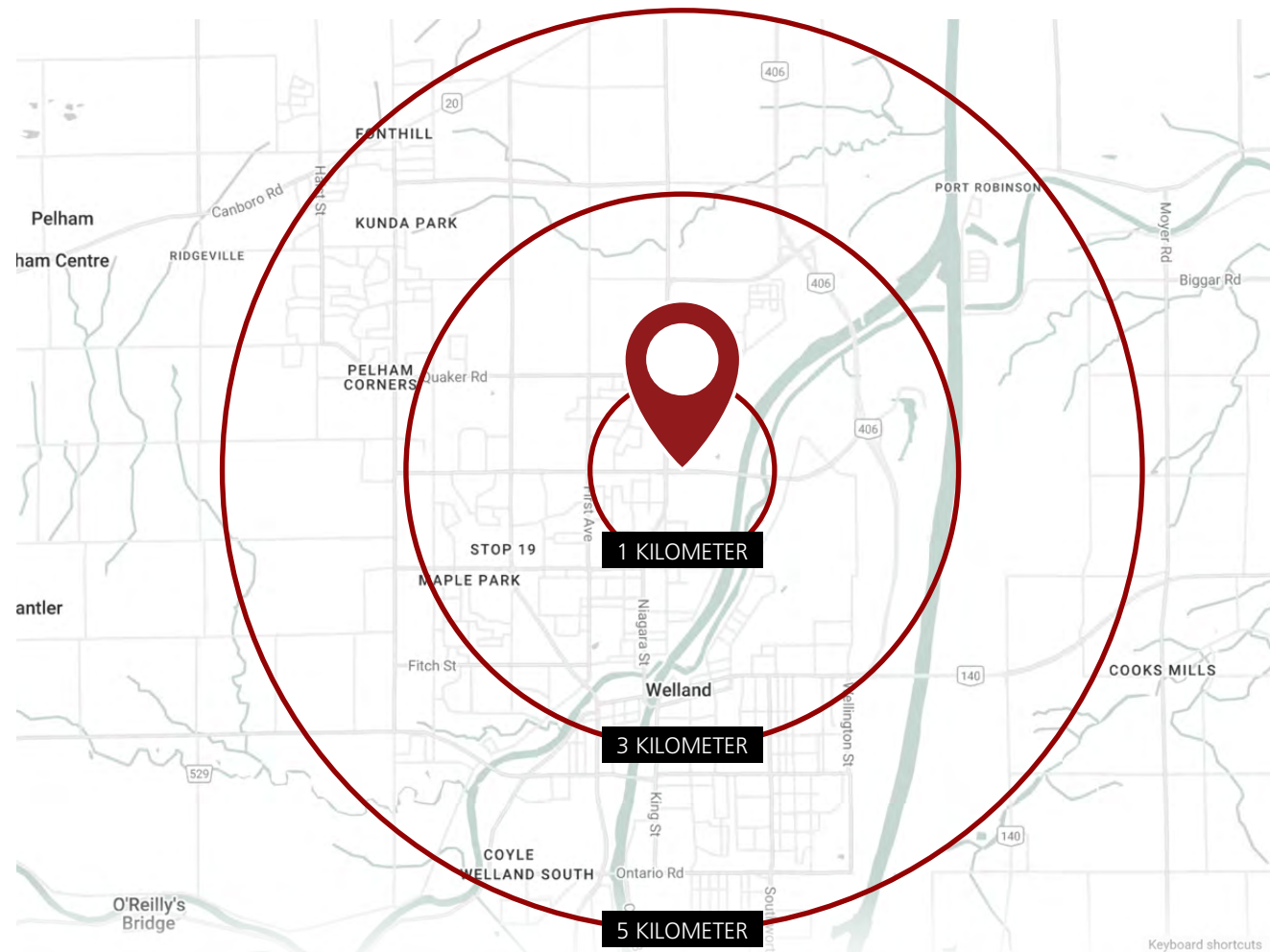


Thornton's Cycle is a premier bicycle shop dedicated to serving the local cycling community. With a focus on quality and customer satisfaction, they offer a wide range of services, including expert repairs, maintenance, and a diverse selection of bicycles and accessories. Thornton's Cycle prides itself on partnering with reputable brands like Norco, Garneau, and Giant, ensuring customers have access to reliable and high-performance cycling products. Whether you're a casual rider or a serious cyclist, Thornton's Cycle provides the expertise and products to enhance your cycling experience.

PROPERTY PHOTOS

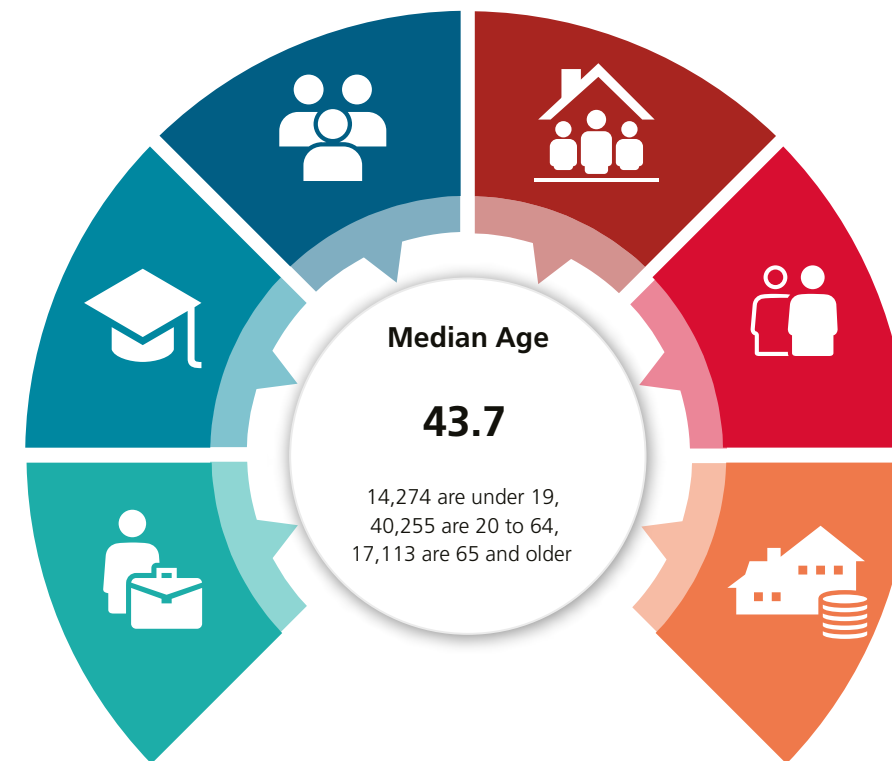


DEMOGRAPHICS



[CLICK HERE TO VIEW DETAILED DEMOGRAPHICS](#)

KEY FACTS



RING OF 5 KILOMETERS		
<p>Population</p> <p>71,642</p> <p>With growth of 4,643, the population is expected to reach 76,285 by 2025.</p>	<p>Households</p> <p>28,984</p> <p>An estimated 5,050 of households live below the poverty line, while 2,788 households have an income over \$200,000</p>	<p>University Degree or Higher</p> <p>11,642</p> <p>9,123 have no High School Diploma, 19,648 are High School Graduates, and 15,086 have College.</p>
<p>Labour Force</p> <p>34,026</p> <p>There are 4,162 self-employed individuals, and 5,611 working from home.</p>	<p>Visible Minority</p> <p>7,774</p> <p>There are 1,279 first generation immigrant population, and immigrating to Canada since 2022.</p>	<p>Median Household Income</p> <p>CA\$85,724</p> <p>With an average of 2.4 people per household, the average household income is CA\$103,598.76</p>

WELLAND, ONTARIO OVERVIEW



Welland, Ontario, situated in the heart of the Niagara Region, presents a compelling landscape for commercial real estate investment. Its strategic location, with proximity to major highways and the U.S. border, facilitates efficient transportation and trade. The city's ongoing revitalization efforts, including significant infrastructure improvements and a focus on attracting diverse industries, are driving economic growth and creating new opportunities. Welland's established industrial base, coupled with emerging sectors like advanced manufacturing and logistics, provides a stable foundation for commercial property development and leasing. Furthermore, the city's commitment to fostering a business-friendly environment, through streamlined permitting processes and supportive municipal policies, enhances its appeal to investors seeking long-term value.

Beyond its industrial and commercial strengths, Welland offers a growing residential population and a vibrant community atmosphere. The city's expanding residential developments, coupled with its recreational amenities, including the Welland International Flatwater Centre, are attracting new residents and stimulating local spending. This demographic growth, combined with the city's focus on downtown revitalization and the development of mixed-use spaces, is creating demand for retail, office, and hospitality properties. The availability of developable land and existing commercial spaces, coupled with relatively affordable property prices compared to larger urban centers, makes Welland an attractive option for investors looking to capitalize on the region's expanding economy and evolving real estate market.

TRANSPORTATION NIAGARA

WELLAND'S BUSINESS SERVICES SECTOR CONTINUES TO GROW



2 CLASS 1 RAIL CARRIERS



4 INTERNATIONAL AIRPORTS



WELLAND CANAL / ST. LAWRENCE SEAWAY



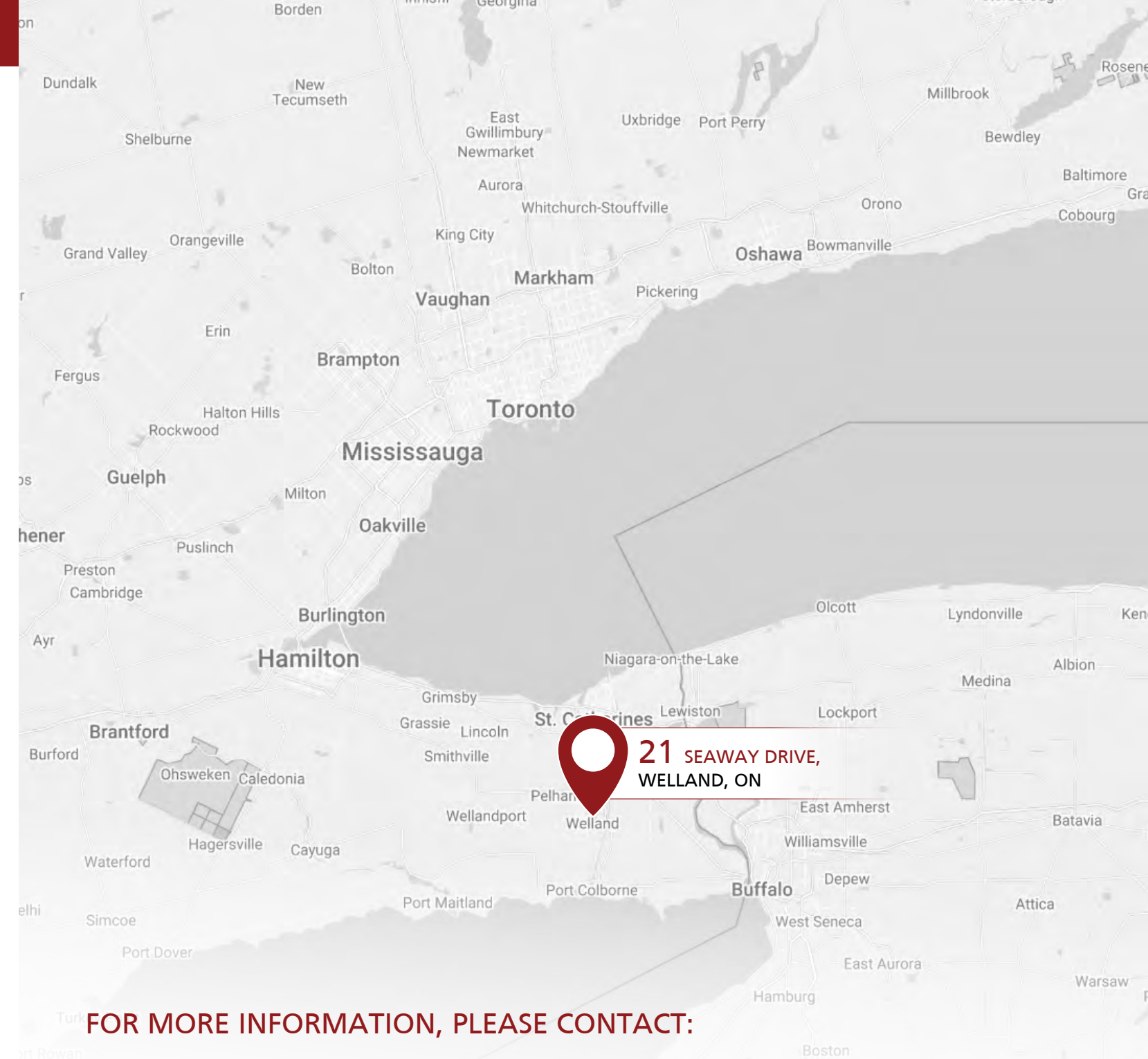
4 INTERNATIONAL BORDER CROSSINGS



400 SERIES HIGHWAY

Services are the most rapidly growing sector in Canada, and it shows as Welland has seen several significant service companies set up shop and provide jobs at all levels. Companies like Canadian Tire Financial Services which has a long history in the City, BCM Insurance, and RATESDOTCA are bringing specialized services to the community. Access to talent from business and technology programs at Niagara College and Brock University combined with business operating costs, lifestyle and personal cost of living, positions Niagara and Welland as a viable location outside larger metro areas for investment and expansion in all manners of business services.

Welland has direct highway access via Highway 406 connecting to the Queen Elizabeth Way (QEW) to the Greater Toronto Area (GTA), and to the United States through four Niagara border crossings.



FOR MORE INFORMATION, PLEASE CONTACT:



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