

\$274,900 - 156 Division Street, Welland (Welland Downtown)

MLS® #X12184411

\$274,900

4 Bedroom, 1.00 Bathroom, 1,750 sqft
Office on 0.13 Acres

768 - Welland Downtown, Welland (Welland Downtown), Ontario

Unlock the potential of this downtown 1,750 sqft (approx.) two-storey property located on a 53' x 99' lot with Downtown Mixed Use Centre (DMC) zoning, one of the most flexible designations in Welland. With dual kitchens, 4 bedrooms, 2 baths, and two spacious living rooms, this property is ideal for investors, multi-generational families, or live-in landlords seeking rental income. Main floor features include a large front living room, full kitchen, formal dining room, 2 bedrooms (including one oversized primary), and a 2-piece bath. Upstairs, find a second living space complete with another kitchen, two additional bedrooms, a full 4-piece bathroom, and a bonus mudroom for added functionality. The property offers 4 surface parking spaces via rear right-of-way, municipal services, and a stone/block foundation. Located just steps from transit, shops, restaurants, schools, and places of worship Zoning permits a wide range of uses including residential, commercial, short-term rental, office, retail, service-based businesses, and more (DMC Zoning - City of Welland By-law 2017-117) Vacant possession available immediately, renovate, reconfigure, and rent or live in, This is your chance to own a versatile downtown property with endless upside potential. (id:6289)



Essential Information

Listing #	X12184411
Price	\$274,900
Bedrooms	4
Bathrooms	1.00
Square Footage	1,750
Acres	0.13
Type	Office

Community Information

Address	156 Division Street
Subdivision	768 - Welland Downtown
City	Welland (welland Downtown)
Province	Ontario
Postal Code	L3B4A2

Amenities

Features	Irregular lot size
Parking Spaces	4

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	RE/MAX GARDEN CITY REALTY INC, BROKERAGE
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