

\$27,789,000 - 110 Udine Avenue, Welland (cooks Mills)

MLS® #X12461179

\$27,789,000

0 Bedroom, 0.00 Bathroom, 93 sqft

Vacant Land on 92.52 Acres

765 - Cooks Mills, Welland (cooks Mills),
Ontario

One of the last sizeable heavy industrial vacant land parcels available in the Niagara Region for sale. This 92+ acre site along the Welland Canal in the City of Welland presents an outstanding investment opportunity, particularly for manufacturers and businesses seeking to benefit from its strategic location for transportation and logistics. Located just minutes from Highway 406, this site boasts direct access to both the canal and an adjacent rail line. The property is also located in the Niagara Gateway Economic Zone and Centre Community Improvement Plan Area. New development projects may be eligible for tax reductions or grants. The General Industrial (G1) zoning permits a wide range of significant Light and Heavy Industrial uses, including Manufacturing/Warehousing & Logistics, Waste

Transfer/Processing/Recycling facility, Generating plant, Technology industries and Outside storage. The site has the availability of two road access points. Udine Ave. on the northside and Netherby Rd. on the southside. The south side of the property is across from the Asahi Kasei lithium-ion battery separator plant, a significant joint venture investment supported by the Federal and Provincial Governments, to bring economic growth to Niagara Region. Municipal services are available along Rusholme Road, 280 metres from the lot line. Future possibility for the site to connect with the proposed Hydro One



Welland Thorold 230-kilovolt double-circuit transmission line, providing 400 megawatts of new capacity to the area. Approximately 1 +/- acres is regulated by Niagara Peninsula Conservation Authority as wetland. A Phase I Environmental Assessment was completed in June 2022. (id:6289)

Essential Information

Listing #	X12461179
Price	\$27,789,000
Bathrooms	0.00
Square Footage	93
Acres	92.52
Type	Vacant Land

Community Information

Address	110 Udine Avenue
Subdivision	765 - Cooks Mills
City	Welland (cooks Mills)
Province	Ontario
Postal Code	L3B5N7

Amenities

Amenities	Highway
Features	Irregular lot size

Listing Details

Listing Office	COLDWELL BANKER INTEGRITY REAL ESTATE INC.
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