



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 11 Units

32 Price Ave.

Welland, ON

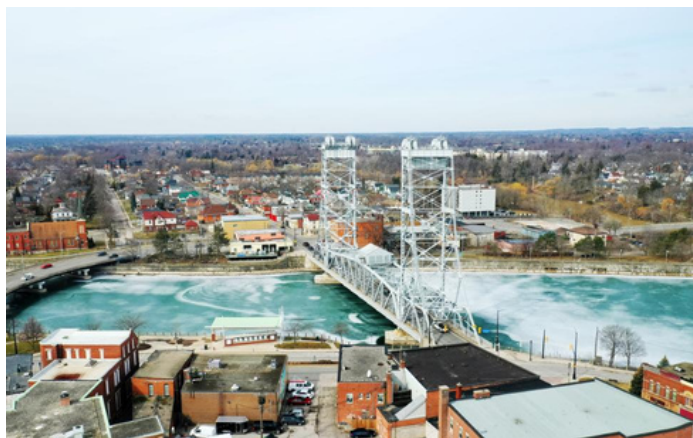
PROPERTY OVERVIEW

ABOUT WELLAND

Welland is a city in the Niagara Region of Ontario. It's located in the southern part of the province, near the Niagara Peninsula, and is known for its rich history and vibrant community. Welland has diversified its economy beyond its traditional industrial base. It has developed sectors such as healthcare, education, and retail. The city's location near the U.S. border and major transportation routes continues to support its economic development. The area around Welland is known for its natural beauty, including parks and the Welland Canal itself. The canal is popular for recreational activities like boating and cycling, and there are several trails and green spaces in and around the city. Welland is a city with a blend of historical significance, industrial roots, and a growing modern community, making it a unique and interesting place in Ontario.

ABOUT THE PROPERTY

Incredible opportunity to buy a building with a going in cap rate of 6.2% and still tremendous upside on rents. Perfect rental location to attract great tenants.



PROPERTY DETAILS

Unit Breakdown:

11 Units (11 x 2 Beds)

Construction: Block Foundation

Approx. Age: 1950's

Number of Storeys: 3

Flooring Type: Vinyl, Hardwood, Laminate

Lot Size: 17,954.19 ft²

Legal Description:

LTS 654 - 657 PL 610 ; WELLAND



Location: Close to Chippawa Park, Merritt Island Park, Woodlawn Park, Ricelawn Park, Ross Public School, St. Kevin Catholic Elementary School, Fitch Street Public School, Niagara Health - Welland Site, Welland County General Hospital Emergency Room, West Lincoln Memorial Hospital.

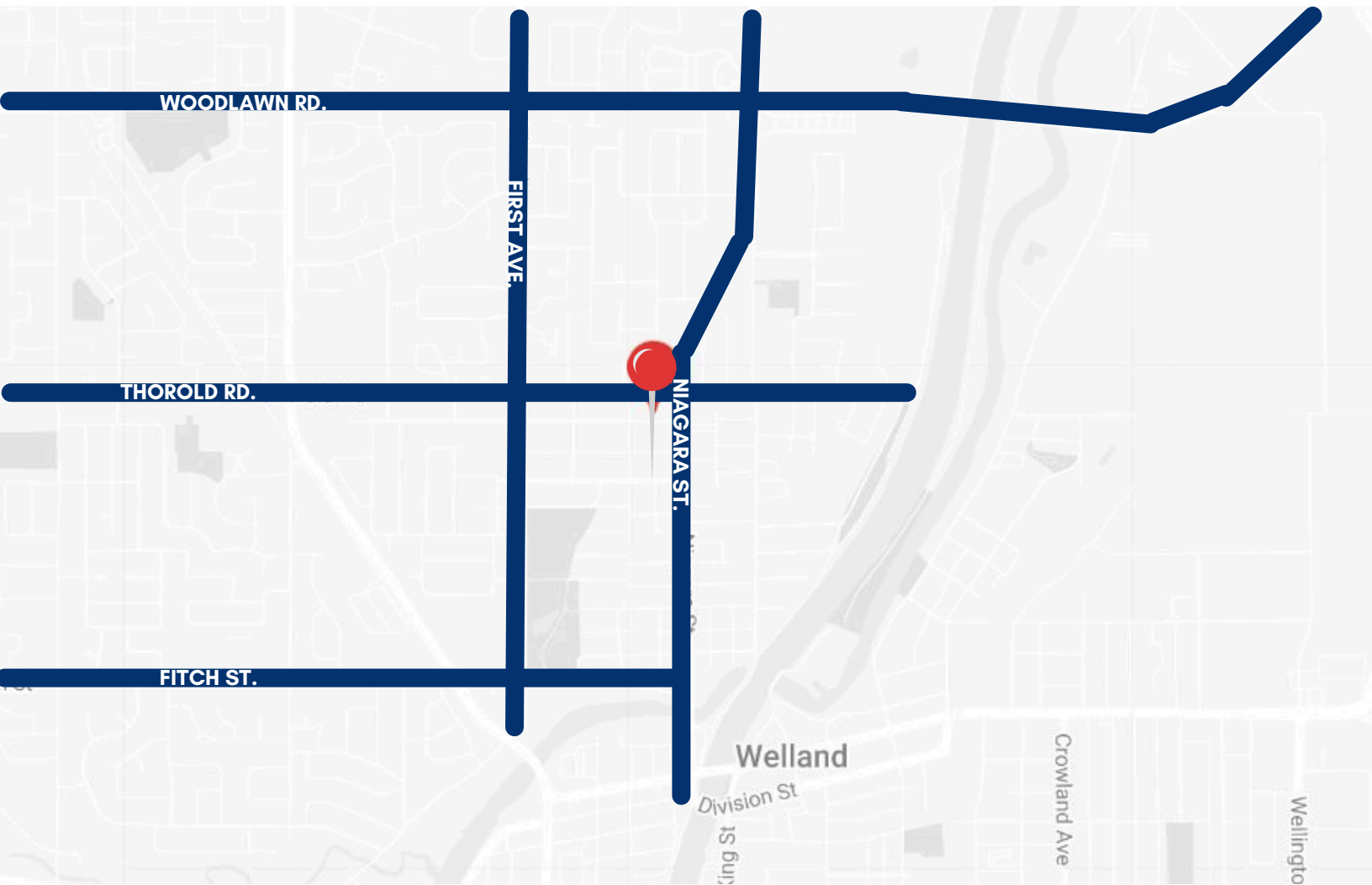


Public Transportation: Niagara Region Transit (NRT) - Welland Transit: This is the main public transit service in Welland. It operates several bus routes that connect different parts of the city and link to other services within the Niagara Region. The routes are designed to provide access to key locations such as shopping centers, educational institutions, and healthcare facilities.



DOWNTOWN WELLAND

WELLAND



Nearest Grocery Store
Approx. 1.7 km



Nearest School
Less than 450 m

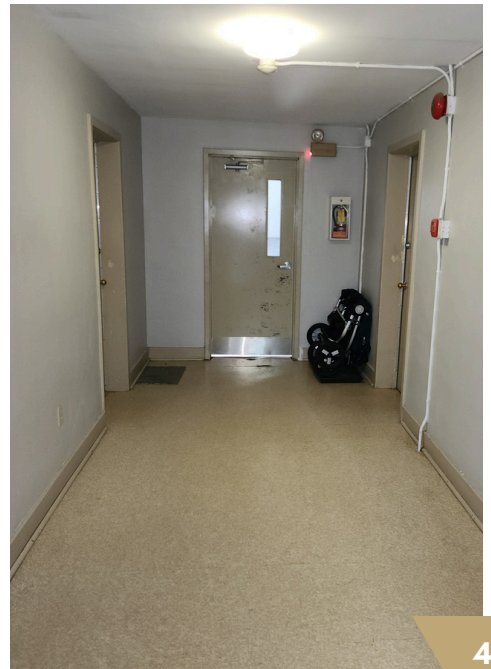


Nearest Park
Approx. 1.0 km

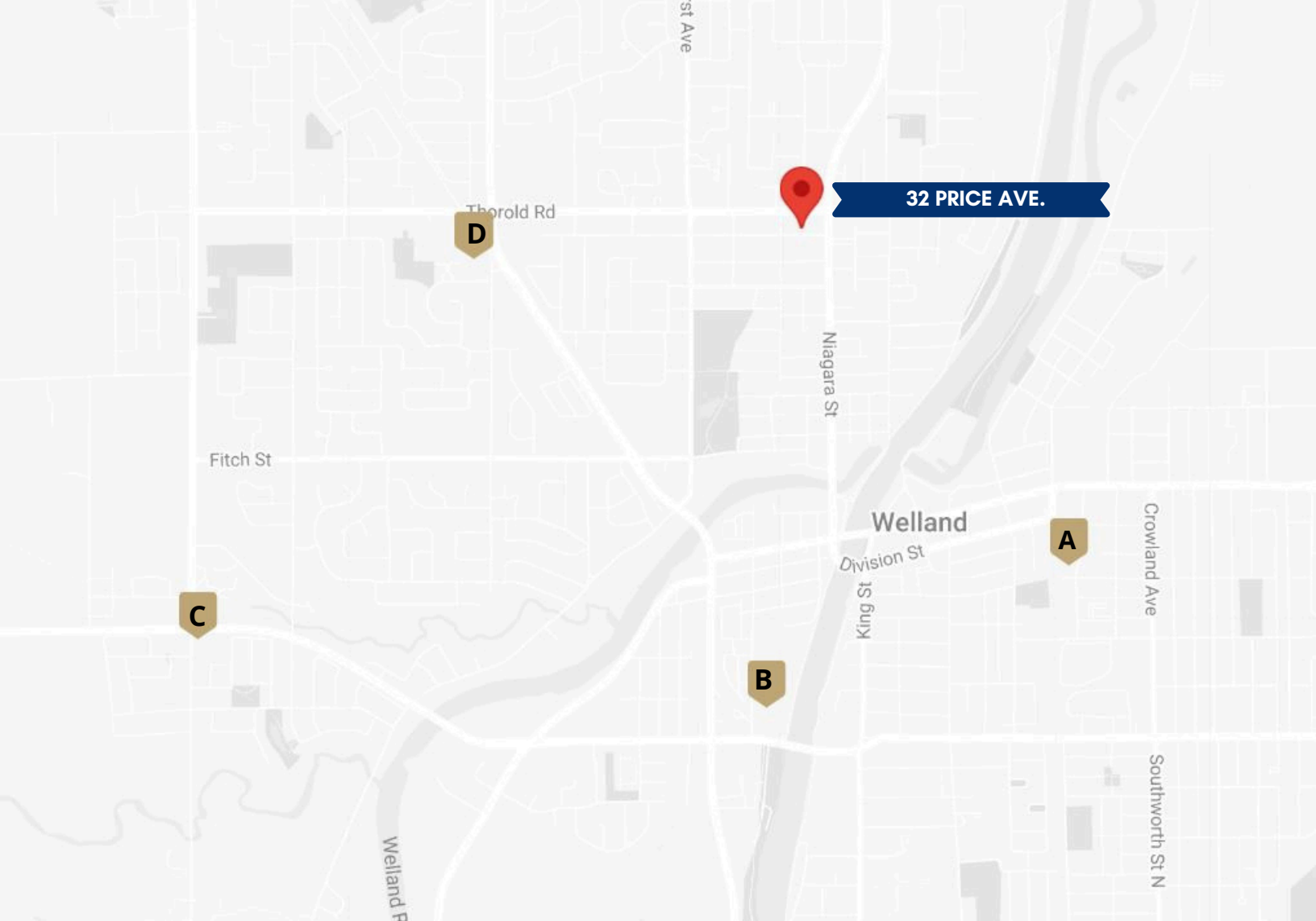
ABOUT DOWNTOWN WELLAND

Welland, Ontario, is a charming area with a mix of historical and modern elements. Downtown Welland features a variety of local shops, cafes, and restaurants. The downtown area has several cultural and community venues, including libraries and community centers, which host a range of activities and services for residents. The area has embraced public art, with various murals and sculptures adding to the vibrancy and character of the downtown landscape.

INTERIOR SUITES



RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	81 Empire St.	2 Bed	\$1,795	3.0 km
B	230 Denistoun St.	2 Bed	\$2,221	2.4 km
C	300 South Pelham Rd.	2 Bed	\$2,110	4.2 km
D	255 Willson Rd.	2 Bed	\$1,765	2.0 km



To book a tour
please email
reception@mysakrealty.com

All information regarding the subject property, properties sold, for sale and expired, is from sources deemed reliable, but no warranty or representation is made as to its accuracy and same is submitted subject to errors and omissions.

JOE MYSAK

Owner, Broker of Record



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