



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 23 Units

55 McAlpine Ave. S.

Welland, ON

PROPERTY OVERVIEW

ABOUT WELLAND

Welland is a city in the Niagara Region of Ontario, Canada, known for its rich history and vibrant community. It was incorporated in 1917 and has a diverse population. The city is situated along the Welland Canal, which connects Lake Ontario to Lake Erie, playing a significant role in shipping and transportation. Welland features several parks and recreational facilities, making it great for outdoor activities. The city also hosts various cultural events and festivals throughout the year, reflecting its community spirit. The local economy has historically been centered around manufacturing, but it has diversified in recent years. Welland is also close to Niagara Falls and other attractions, making it a convenient base for exploring the region.

ABOUT THE PROPERTY

Water tank in each unit, hydro separately metered, Coinomatic Rental Contract to be assumed. Electric HWT's can be replaced with gas for Hydro savings. 8 units vacant.



PROPERTY DETAILS

Unit Breakdown: 23 Units
(8 x 1 Bedrooms, 15 x 2 Bedroom)
Construction: Poured Concrete
Fridges + Stoves: 23 + 23

Approx. Age: 1993
Number of Storeys: 3
Lot Size Area: 0.578 ac

Legal Description:

LTS 815, 816, 817, 818, 996, 997 & 998 PL 960 ; S/T
RO629822 WELLAND



Location: Princess Elizabeth Public School, DSBN Academy, Plymouth Public School, Ross Public School, Merritt Island Park, Chippawa Park, Plymouth Park, Rotary Club of Welland Park, Welland County General Hospital, West Lincoln Memorial Hospital, Niagara Health.

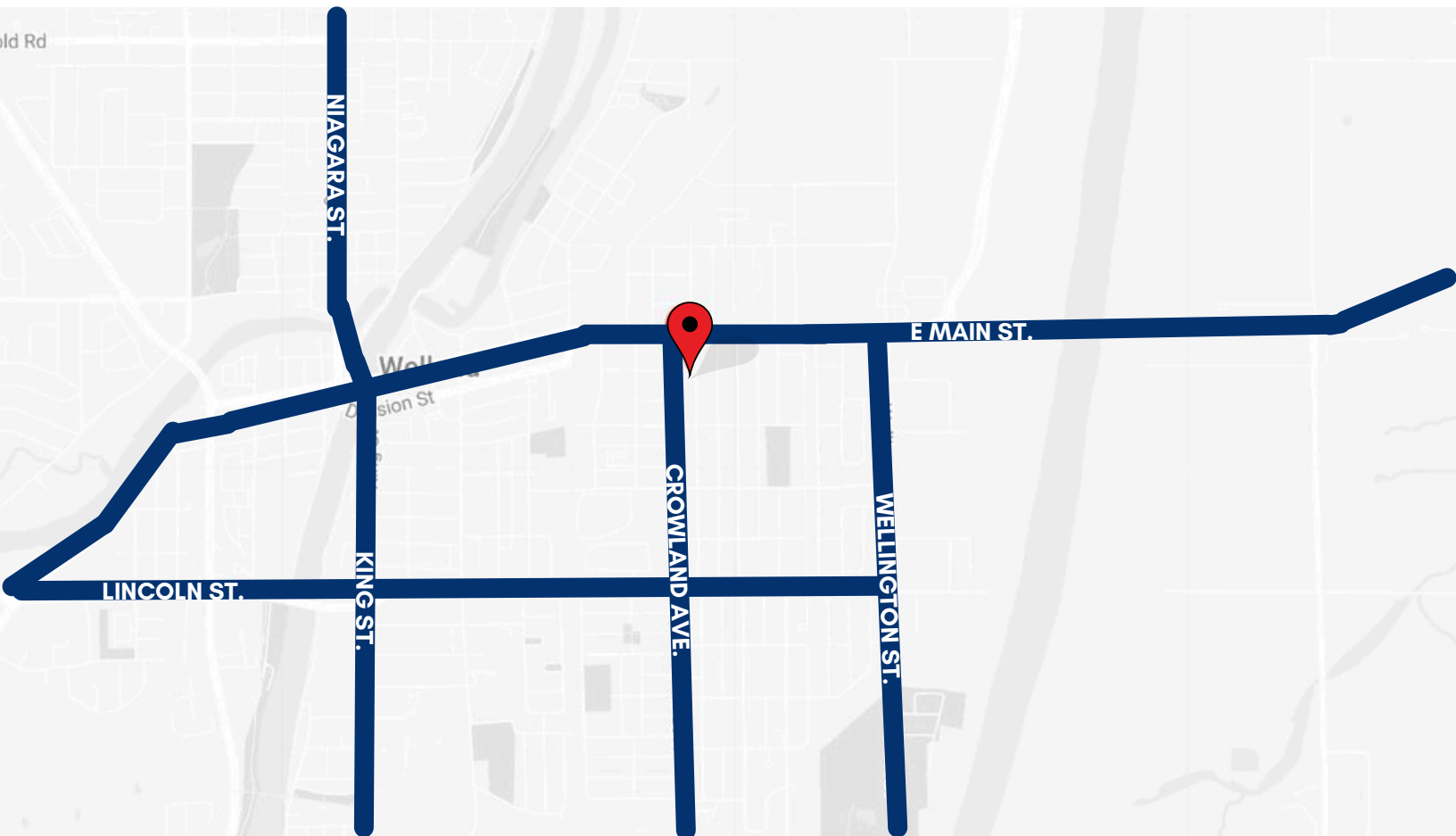


Public Transportation: The city operates its own transit system, offering several bus routes that connect different neighborhoods, shopping areas, and key locations. Niagara Region Transit service provides connections between Welland and other municipalities in the Niagara Region, including St. Catharines and Niagara Falls.



WELLAND

DOWNTOWN WELLAND



Nearest Grocery Store
Approx. 450 m



Nearest School
Less than 220 m

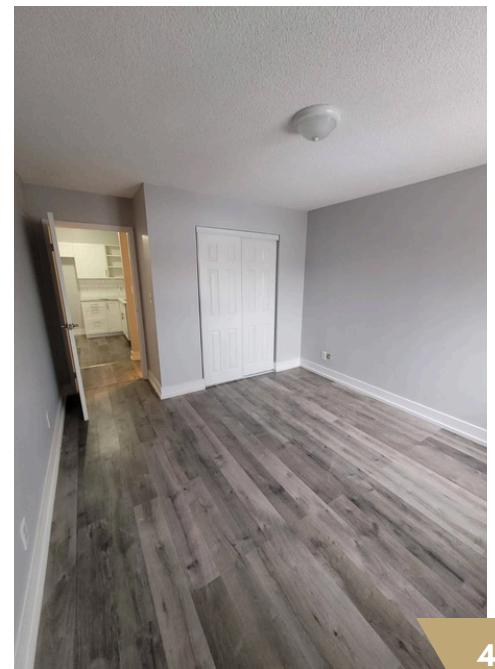
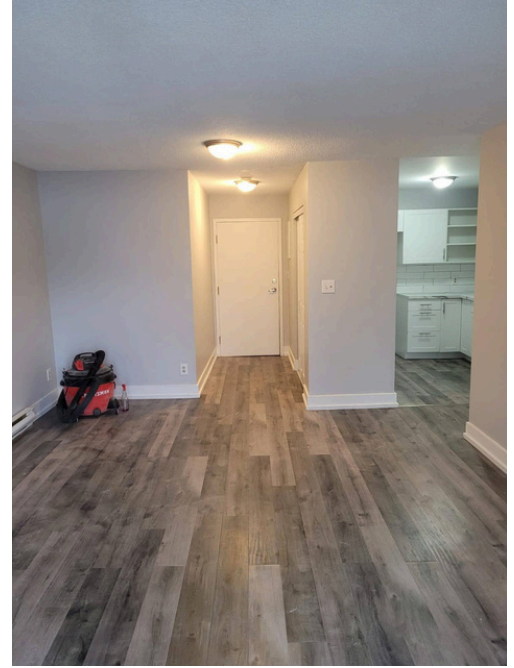


Nearest Park
Approx. 1.7 km

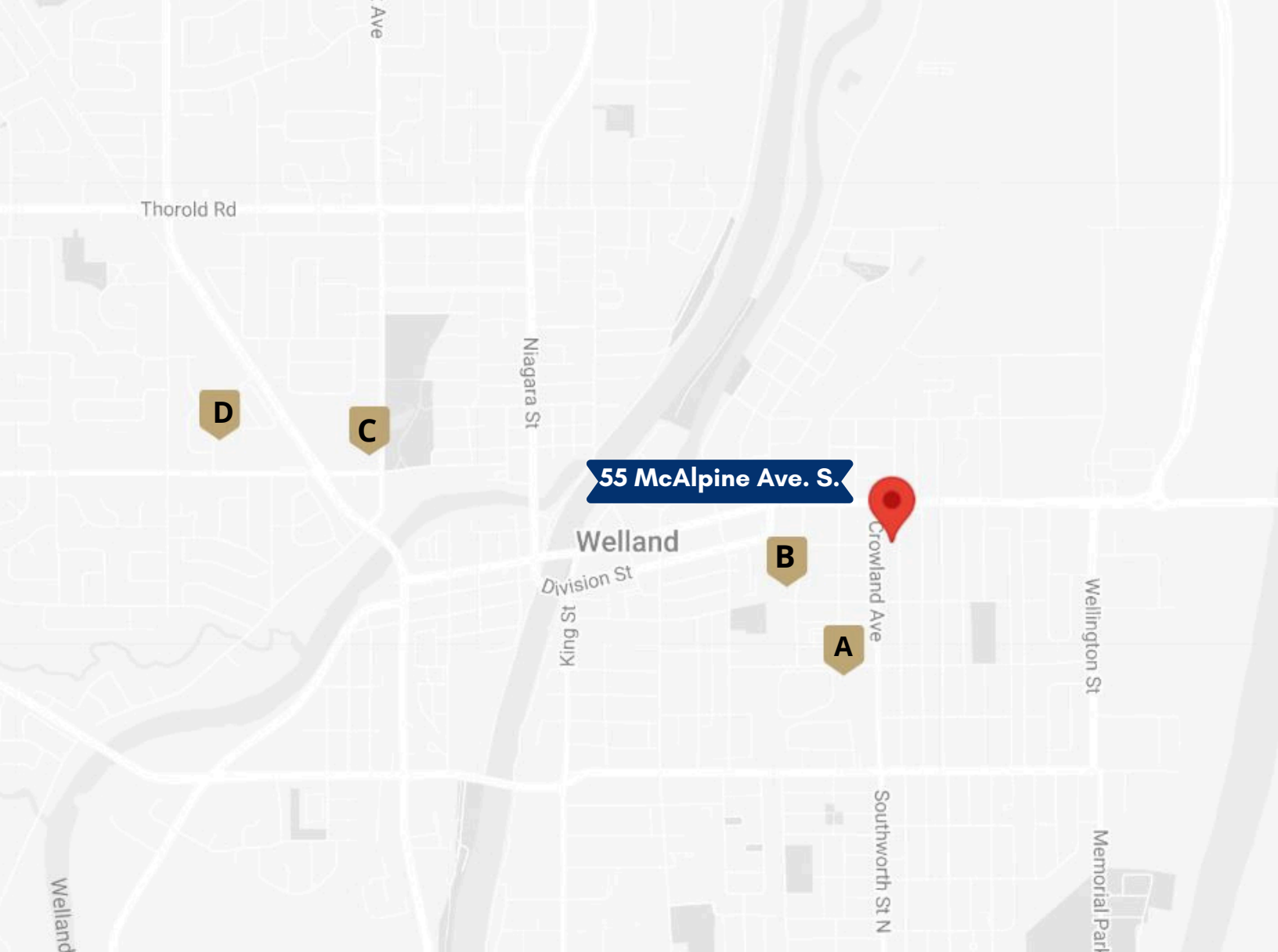
ABOUT DOWNTOWN WELLAND

Welland offers a variety of activities and attractions for residents and visitors alike. Some places to see are Welland Canal, Merritt Island, Niagara Escarpment, Welland Farmer's Market, Chippawa Park, Welland Rose Festival, Welland Community Theatre, Seaway Mall, and several golfing courses to go out and enjoy. Whether you're into outdoor activities, shopping, or cultural experiences, Welland has something for everyone!

INTERIOR SUITES



RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	155 Hagar St.	1 Bed	\$1,899	650 m
B	81 Empire St.	2 Bed	\$1,795	500 m
C	156 Fitch St.	1 Bed	\$1,675	2.6 km
D	16 Westdale Dr.	2 Bed	\$2,100	3.1 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



MYSAK REALTY INC., BROKERAGE

2358A Bloor St W

Toronto, ON M6S 1P3

Office: 416-767-5500 x22

Fax: 416-760-7878

Email: Joe@MysakRealty.com