MYSAK
REALTY INC – BROKERAGE



FOR SALE | 12 Units

82-84 Welland Ave | St. Catharines, ON

PROPERTY OVERVIEW

ABOUT ST. CATHARINES

Known as the Garden City, St. Catharines is the largest municipality in the Niagara Region and serves as its economic and cultural hub. Residents enjoy a high quality of life with access to more than 1,000 acres of parks, trails, and green spaces, including the Welland Canal Parkway Trail and waterfront areas along Lake Ontario. The city also features a vibrant downtown core, performing arts venues, restaurants, retail districts, and year-round cultural event. Its combination of affordability, strategic location, growing population, and strong employment base continues to attract families, students, professionals, and investors alike.

ABOUT THE PROPERTY

82-84 Welland Avenue is ideally located in central St. Catharines, offering convenient access to downtown amenities, public transit, major highways, shopping, schools, and healthcare services. Situated in one of Niagara Region's most established residential areas, the property benefits from strong rental demand, excellent connectivity, and proximity to key employment, education, and recreational destinations.

PROPERTY DETAILS

Unit Breakdown: 12 Units (1 x 1 Bach, 8 x 1 Bdrm, 2 x 2 Bdrm)
Construction: Concrete Block

Approx. Age: 1930's
Number of Storeys:
Flooring Type: LVP, Carpet
Vacancies: None
Square Footage of Lot: 6,448 ft^2
Balconies: None

Legal Description: LT 557-558 CP PL 2 GRANTHAM; ST. CATHARINES



Location: Close to Downtown St. Catharines, Montebello Park, Meridian Centre, Fairview Mall, Pen Centre, Niagara heals St. catahrines Site, Brock University, Niagara-on-the-Lake.

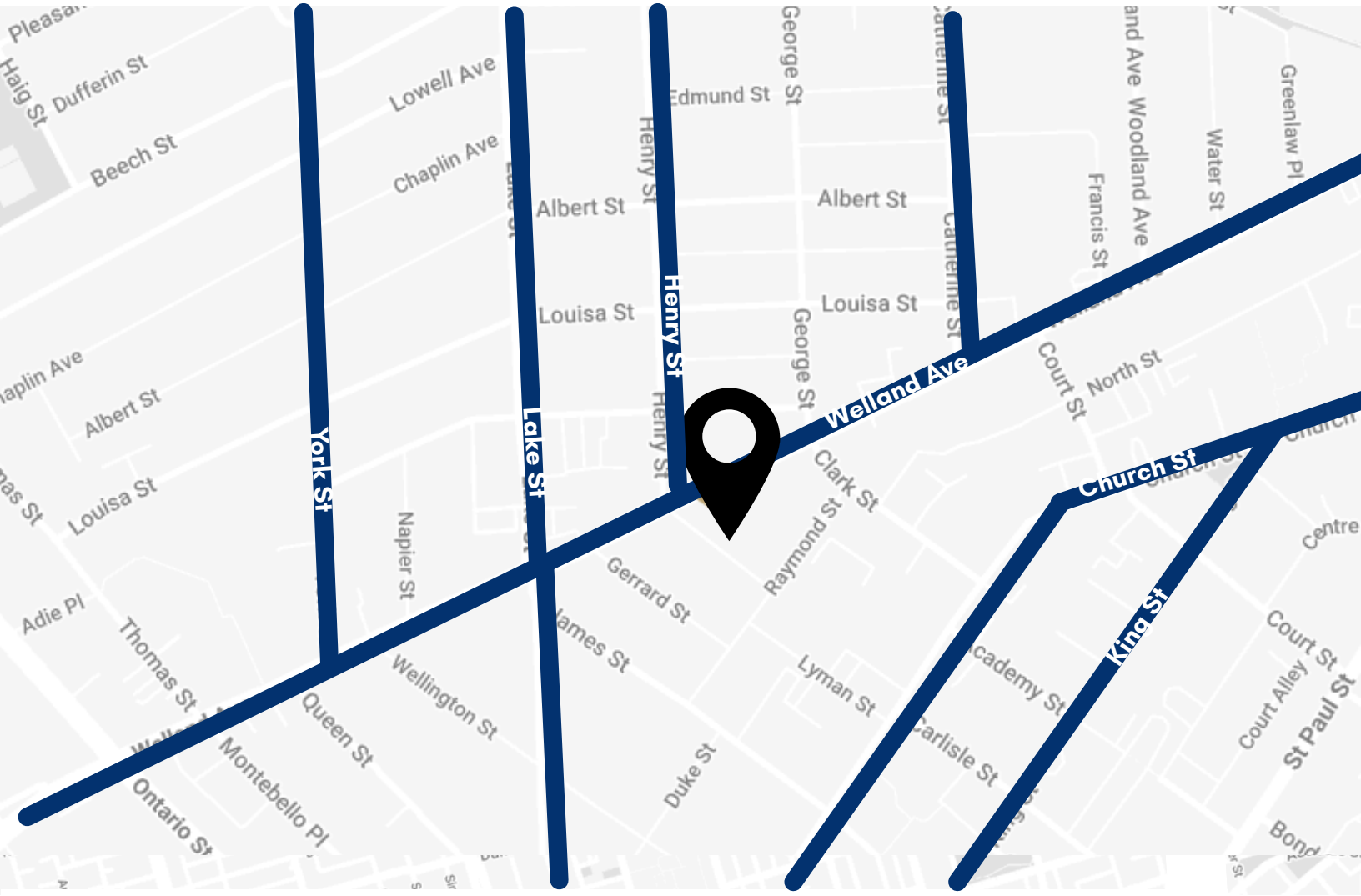
Public Transportation: Close to Highway 406 & QEW





St. Catharines

82-84 Welland Ave



Nearest Grocery Store
Approx. 300 m

Nearest School
Less than 500 m

Nearest Park
Approx. 350 m

Welland Ave

It's a well-established corridor in St. Catharines that provides convenient access to downtown services, transportation networks, and everyday amenities. The area is well-serviced by public transit and is located near the St. Catharines GO Station, St. Catharines Bus Terminal, Highway 406, and the QEW, offering excellent connectivity throughout the Niagara Region and the Greater Toronto Area. Residents benefit from proximity to shopping, schools, healthcare facilities, parks, and major employment centres, making the location attractive for both commuters and long-term residents.

INTERIOR SUITES

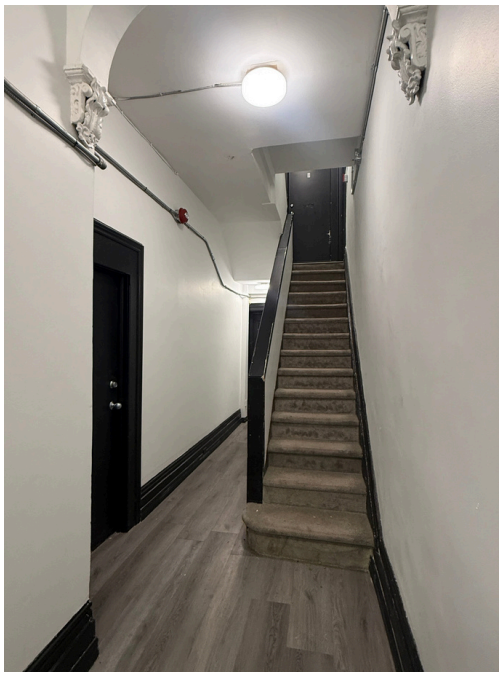
















RENTAL ANALYSIS





Comparable	Address	Size	Price	Distance
A	286 Vine St	1 Bed	$1,350	2.9 km
B	7 Riverview Blvd	1 Bed	$1,600	2.9 km
C	29 Rykert St	2 Beds	$1,625	3.1 km
D	260 Grantham Ave	2 beds	$1,700	3.2 km

MYSAK
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To book a tour
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