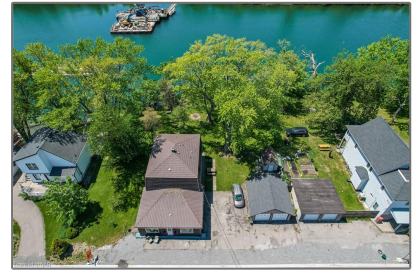
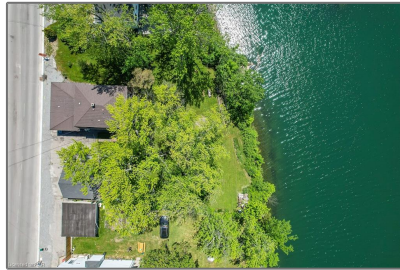


Residential Income For Sale

2,195 Sqft - 9 Kingsway Street, Welland, Ontario
L3B 3N5



Property Description

Don't miss this rare opportunity to back onto the beautiful, treed property of the Recreational Flatwater Canal in Welland. It's like being at the cottage without the traffic. This versatile property has a lot to offer. It has 3 kitchens, 3 bathrooms, separate entrances, laundry facilities, 2 furnaces, 2 central air units, 2 water heaters, 2 electrical panels, a 2-car garage, and plenty of parking. A trip to City Hall confirmed that it is recognized as 2 units, the 120' lot could potentially be severed, and it is zoned R1 which allows up to 3 units per building. It was previously zoned Commercial with a business in the front unit. This could be a great opportunity with all the new housing and reconstruction of the bridge. There are so many potential options for the Buyer to explore. Here are a few considerations: 1) Sever the property and build 2 structures, each with as many as 3 units for a total of up to 6 rentals. 2) Run your business out of the front unit, or lease the space to a business, and rent out or live in the upper unit. 3) Operate short-term rentals such as a B & B or Airbnb. 4) Live in one unit and rent out the rest. 5) Rent out all the units including the 2-car garage. 6) Sever the land and sell one half. 7) Renovate to a spacious single-family home or start fresh and build your dream home. 8) Convert the garage into an ADU for additional income. The possibilities are endless in this growing community. BUYER TO DO THEIR DUE

Basic Details

Property Type:	Residential Income
Listing Type:	For Sale
Listing ID:	40484031
Price:	\$639,000
Bedrooms:	5
Square Footage:	2,195 Sqft
Square Footage:	2,447 Sqft

DILIGENCE. Excellent tenants in the front unit would love to stay. They maintain the grounds and look after snow removal. The balance of the house is vacant so you can set your own rents or modify it to suit your needs. The following are not presently in working order: jetted tub, gas fireplace, 1 A/C unit.

Features

✓	Heating System:	Forced Air, Natural Gas
✓	Cooling System:	Central Air
✓	Basement:	Partial, Partially Finished, Sump Pump, Separate Entrance
✓	Parking:	8

Address

Country:	CA
Province:	Ontario
Region:	Niagara
City:	Welland
Neighbourhood:	Welland
Postal Code:	L3B 3N5
Street:	9 Kingsway Street
Floor Number:	0

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