



**\$434,900**

**132 WELLAND AVENUE, ST. CATHARINES  
(DOWNTOWN), ONTARIO, CANADA, L2R2N6**

<https://evolverespace.com>

- 2 baths
- Retail
- 1252 sq ft

Located just within the boundaries of the downtown core, 132 Welland Ave offers exceptional Main Street visibility and strong traffic exposure. This versatile property is currently utilized as a residential space ( 2+ 1 bedroom) but is zoned M2 Commercial, permitting a wide range of retail or office uses. It is an ideal opportunity for [...]

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## Building Details

**ParkingTotal:** 1

**Heating:** Forced air

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## Amenities & Features



**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** No

**PoolYN:** No

**Cooling:** Fully air conditioned

