



**\$1,099,000**

- 2 baths
- Industrial
- 1900 sq ft

## 23 NEILSON AVENUE, ST. CATHARINES (CUSHMAN/INDUSTRIAL), ONTARIO, CANADA, L2M5V9

<https://evolverespace.com>

This 1900 sqft retail/shop building sits on a 66' x 329' lot (0.502 acres) in a high-traffic location near Welland Ave and just minutes from the QEW. Zoned E1-24, this property offers a wide range of permitted uses, making it ideal for various business ventures. A Phase 1 Environmental Assessment was completed in June 2025 [...]

### Building Details

**ParkingTotal:** 6

**Heating:** Other

### Amenities & Features



**Waterfront available:** No  
**AttachedGarageYN:** No  
**CarportYN:** No  
**CoolingYN:** Yes

**OpenParkingYN:** No  
**GarageYN:** No  
**PoolYN:** No  
**Cooling:** Fully air conditioned

