

Surplus Property For Sale

# 460 River Road, Welland, ON

**Property Type:** Vacant Land

**Size:** 12.5 acres

**Zoning:** Gateway Economic Centre (GEC)  
(see reverse for permitted uses)

**Official Plan:** Gateway Economic Centre

**Roll #:** 271904000200605



## Gateway CIP Incentives\*

Development on this property is eligible for the City of Welland Niagara Gateway Economic Zone and Centre Community Improvement Plan (Gateway CIP). To date the Gateway CIP has assisted in generating approximately 1.1 million sq.ft. of new industrial/commercial space.

### Tax Increment Grant

40-100% of property  
tax increase - 10 years

### Development Charge Exemption Grant

100% exemption of City Development  
Charges payable for industrial uses  
(+ up to 100% regional development  
charge reduction - \$1.5 million cap)

### Planning Application Fee Grant

100% of City Planning  
Application Fee

\* subject to eligibility



For more detailed property  
information please contact:

City Of Welland Economic Development Office  
 ☎ 905-735-1700  
 ✉ edc@welland.ca

# 460 RIVER ROAD | 12.5 ACRES

## Permitted Uses

Accessory Uses,  
Buildings and Structures

Athletic and  
Fitness Establishment

Building or Contracting  
Supply Establishment

Bulk Storage

Commercial Greenhouse

Contractor's Establishment

Custom Workshop

Day Care Centre

Financial Institution

Food Production

Generating Plant

Heavy Industrial

Heavy Equipment Sales,  
Rental and Service

Hotel / Motel

Laboratories

Light Equipment /  
Machinery Sales Rental  
and Service Establishment

Light Industrial

Manufacturer Showroom /  
Accessory Retail Sales

Medical Marijuana  
Production Facility

Medical Office or Clinic

Office Major

Offices

Outside Storage

Parking Lot

Printing Establishment

Propane Transfer Facility

Repair Shops and Services

Research and Development

Restaurant

School, Commercial

Service Commercial  
Establishment

Sleeping Facilities for  
Occasional Use

Surveying, Engineering,  
Planning or Design Business

Technology Facilities

Trucking Operation

Warehouse / Public Storage

\*refer to By-Law No. 2017 – 117 and footnotes

## Municipal Services

- Municipally serviced water and sewer located at the lot line; Natural Gas and Electricity available at the lot line.
- 400mm diameter CP watermain fronting the subject property.
- 300mm diameter PVC sanitary sewer located in the vicinity of the subject property.
- 1200mm diameter CP storm sewer in the vicinity of the subject property.
- 750mm diameter CP sanitary sewer fronting the property under Region of Niagara jurisdiction.
- Note: there is a 300mm diameter PVC sanitary sewer and a 2400mm diameter CP storm sewer running along the City of Welland owned property which is located south of the subject property.

## City of Welland Economic Development Highlights



### Population

2021 CENSUS 55,750

2041 ANTICIPATED 83,000 (↑49%)

3RD LARGEST CITY IN NIAGARA REGION  
REGIONAL POP. 484,840 (2021)



### Housing

NEW DWELLING UNITS

2023: +635 2022: +1,045

AVERAGE SALE PRICE

\$537,700 (November 2023)



### Proximity

Niagara Falls – 24 km

Buffalo – 41 km

Hamilton – 53 km

Toronto – 111 km

Detroit – 390 km

Montreal – 689 km

NYC – 750 km

Chicago – 929 km

### Transportation

 **HIGHWAY**

406

(400 series highway, connecting to QEW)

 **WATER**

Welland Canal

(St. Lawrence Seaway)

 **AIR**

4 International airports  
under 130 km away

 **RAIL**

2 Class 1 rail carriers