

YOUNG ST

HELLEMS AVE

ASHER ST

GARNER AVE

14 Asher Street, Welland

APPROVED MID-RISE DEVELOPMENT OPPORTUNITY

The Offering

14 ASHER STREET, WELLAND

CBRE Limited is pleased to offer for sale 14 Asher Street, Welland ON (the "Site" or "Property"). This infill residential development opportunity has received approval for minor variance from the City of Welland in support of a 31 unit mid-rise development with surface parking. The Site has direct frontage along Asher Street and direct connectivity to downtown Welland.

The City of Welland is one of Canada's genuinely authentic recreational canal cities, with the Welland Recreational Corridor running through the city's downtown core.

Property Details

Total Area	± 0.22 acres
Official Plan	Residential - Medium Density Residential
Zoning By-Law	Residential Medium Density
Frontage	± 70 ft.
Depth	± 138 ft.
Development Concept	31-unit mid-rise development

Site Close-Up



VIEW NORTHWEST



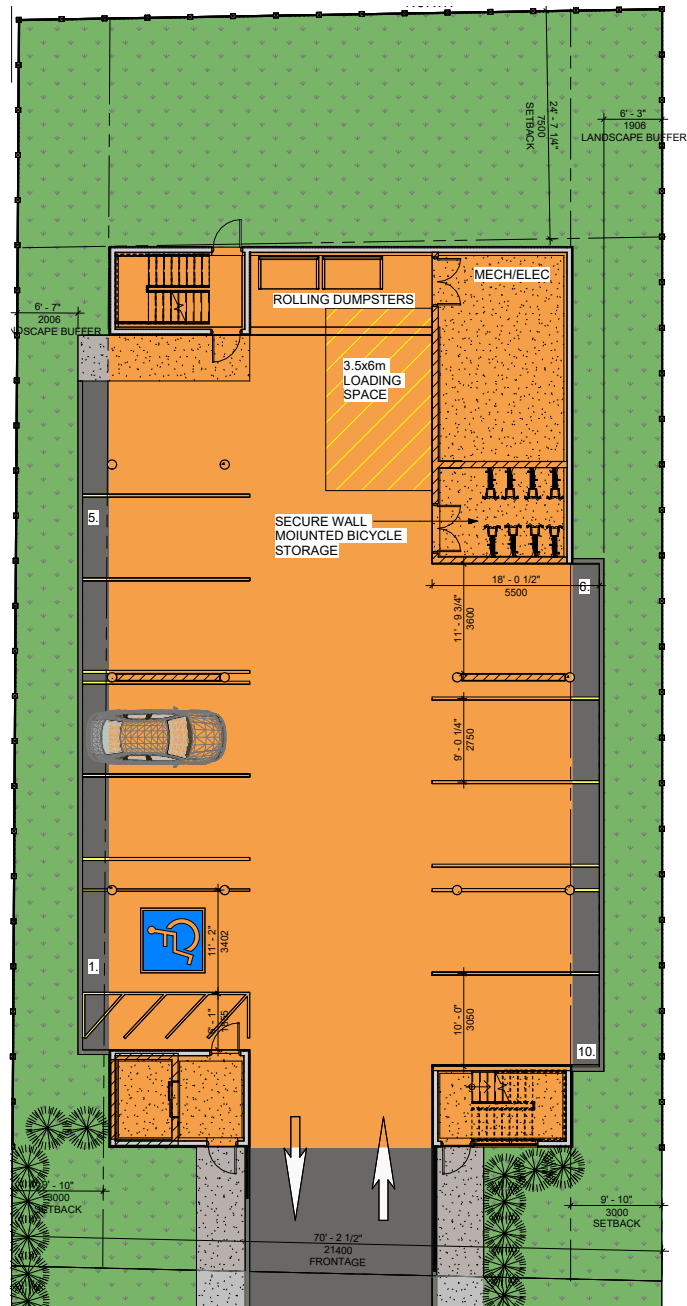
Development Concept

APPROVED FOR 30-UNIT MID-RISE

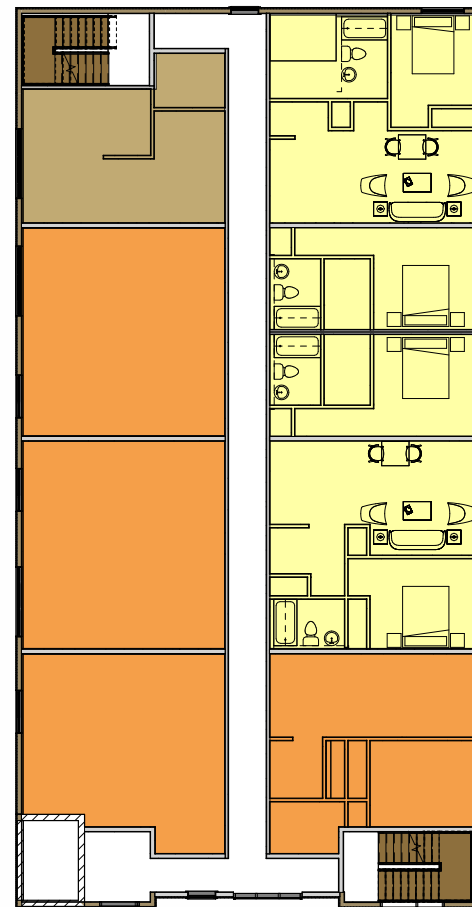
- BACHELOR UNIT <500ft²
• 4 UNITS
 - 1-BDRM UNIT <500ft²
• 25 UNITS
 - 2-BDRM UNIT >500ft²
• 2 UNITS
- 31 UNITS TOTAL



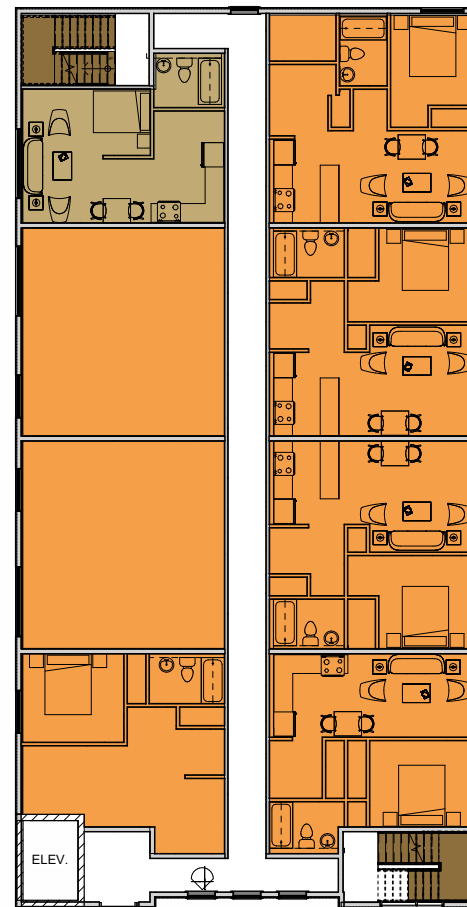
Development Concept | Rendering Only



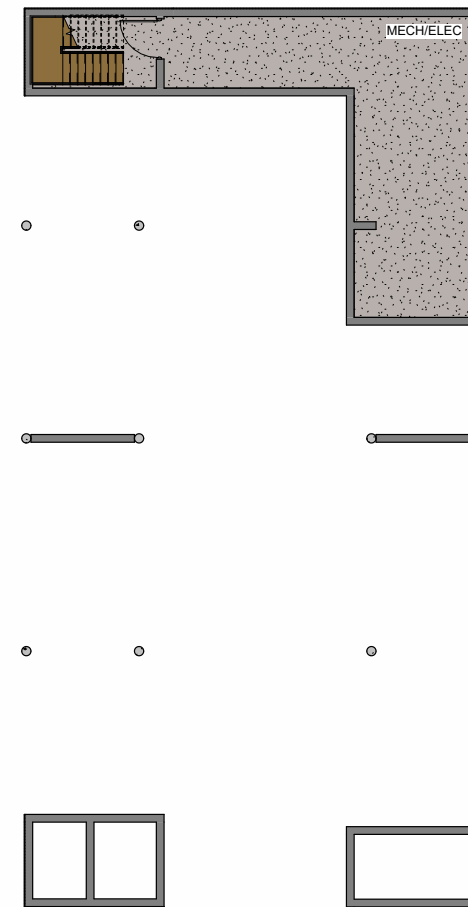
SD - PARKING
1:100



SD - 5TH FLOOR
1:100



SD - 2ND FLOOR
1:100



SD - BASE/FOUND PLAN
1:100

ZONING = RESIDENTIAL MEDIUM DENSITY (RM)

PERMITTED USE = APARTMENT

DWELLING UNITS =
4 BACHELOR
24 1-BDRM
2 2-BDRM
30 TOTAL

MIN. LOT AREA = 780m²
PROVIDED = 881.38m²

LOT FRONTAGE = 45m
PROVIDED = 21.33m

SETBACKS
• FRONT = 0m
• INT. SIDE = 3m, PROVIDED
• REAR = 7.5m, PROVIDED

MAX. BUILDING HEIGHT = 20m, 6-STOUREYS
PROVIDED = 18.6m, 5-STOUREYS

MAX. LOT COVERAGE = 55%
PROVIDED 451m²/881.38m² = 51%

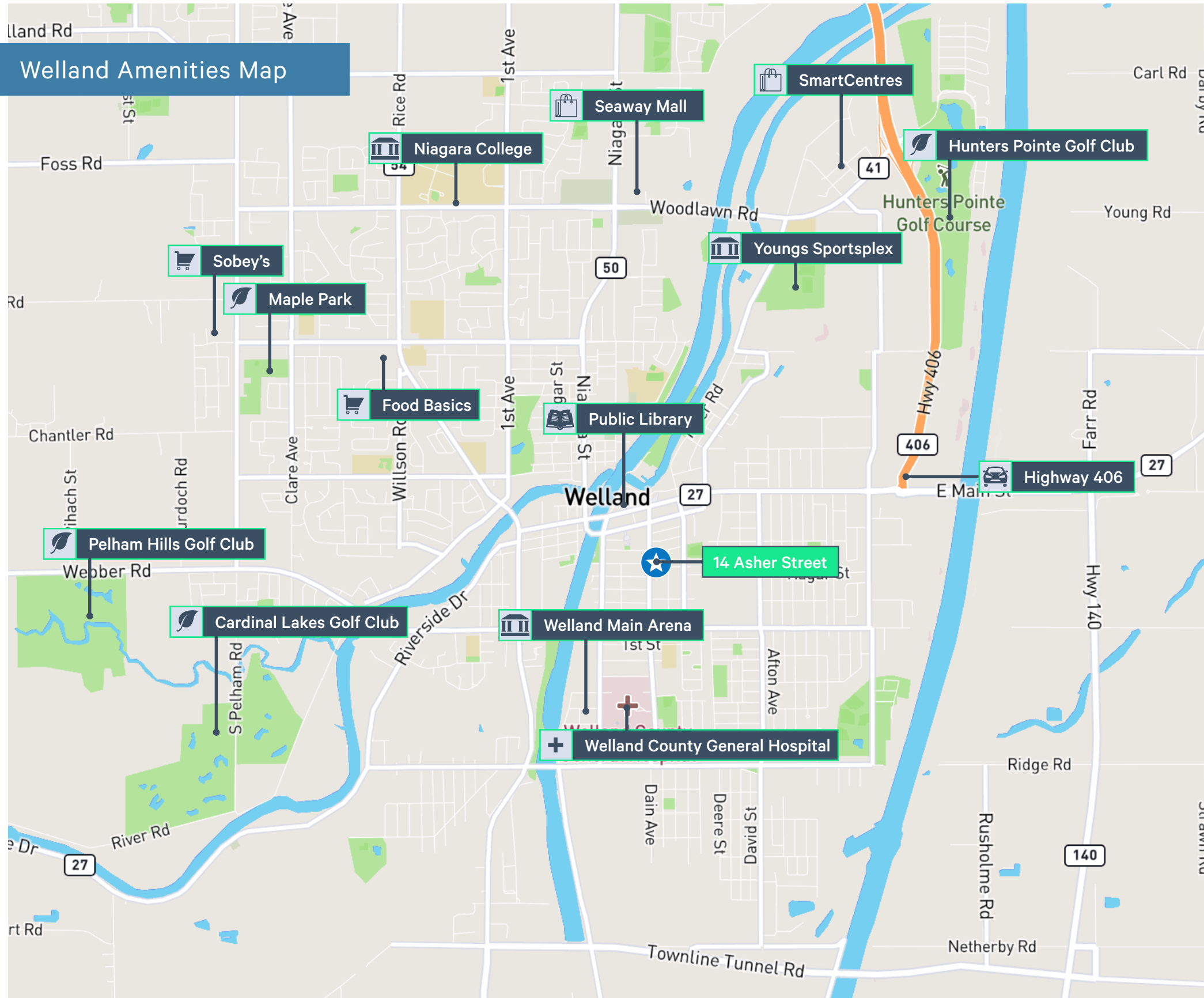
MIN. LANDSCAPE AREA = 20%
PROVIDED = 349m²/881.38m² = 39.5%

PARKING LANDSCAPE BUFFER ABUTTING RES = 1.5m
PROVIDED = 2m

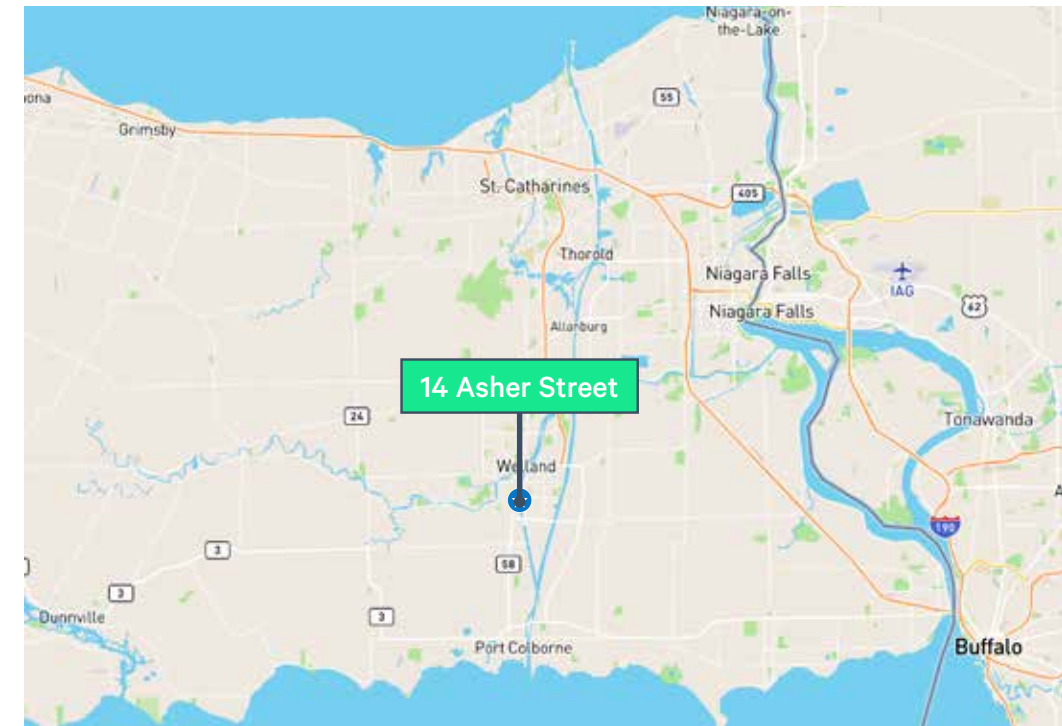
Nearby Amenities

14 ASHER STREET, WELLAND

Welland Amenities Map



Regional Context Map



Time to	Destination	Distance from Site
2-min	Welland County General Hospital	1 km
8-min	Niagara College Canada - Welland Campus	5.5 km
20-min	Downtown St. Catharines	23 km
23-min	Downtown Niagara Falls	23 km
35-min	Downtown Buffalo, USA	38 km





Offering Process

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. All offers are requested to be submitted electronically to:

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Asking Price
\$1,100,000

LAND SPECIALISTS

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* Sales Representative | All outlines approximate

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