

## **411 EAST MAIN STREET**

Address: 411 East Main Street  
Type: Building or Unit (Vacant)  
Zoning: C3

Listing Price: \$5 / sq. ft

Total Acreage: Approx 1.11  
Minimum Acreage:  
Maximum Acreage:

Total Building Size (sq. ft.): 20,000 sq. ft.  
Available Space (sq. ft.): 13,422 sq. ft.

Electrical: Yes  
Electrical Type: N/A  
Natural Gas: Yes  
Sanitary Sewer: Yes  
Storm Sewer: Yes  
Municipal Water: Yes

### Comments:

Commercial property for lease. Old Welland City Hall. 20,000 sq. ft, 2 storey brick building on Main Street, close to 406 & downtown. Excellent for call centre, studio or medical office. Parking for over 100 vehicles. Owner will do improvements to suit tenants. New central air and heating units. Triple net lease. Rent all or part. High traffic area.

Contact: Simon Prentice  
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