

**ADDITIONAL 1.5 ACRES FOR EXPANSION
PERMITS OUTSIDE STORAGE USES**



FOR SALE

FEDERALLY INSPECTED FOOD ESTABLISHMENT

183

**ENTERPRISE
DRIVE**

WELLAND, ON



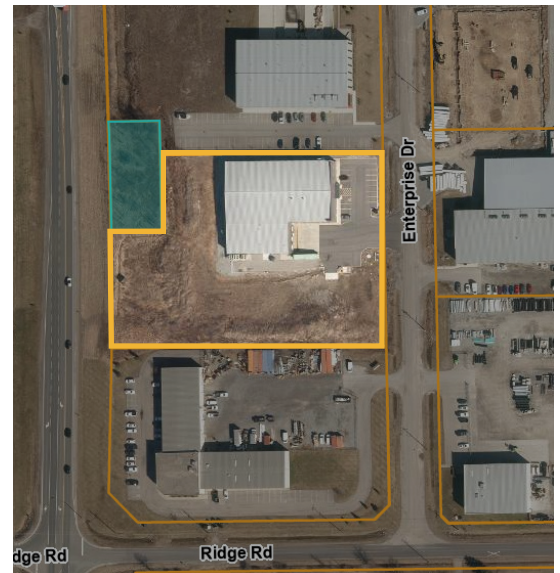
**CUSHMAN &
WAKEFIELD**





PROPERTY DETAILS

BUILDING SIZE	6,750 SF - Office Area On Two Floors 19,125 SF - Warehouse 25,875 SF - Total
FRONTAGE	± 461' along Enterprise Drive
ZONING	GEC
CLEAR HEIGHT	18' - 22'
LAND AREA	3.09 ACRES
ASKING PRICE	\$7,500,000
TAXES	\$68,703.23 (2025)

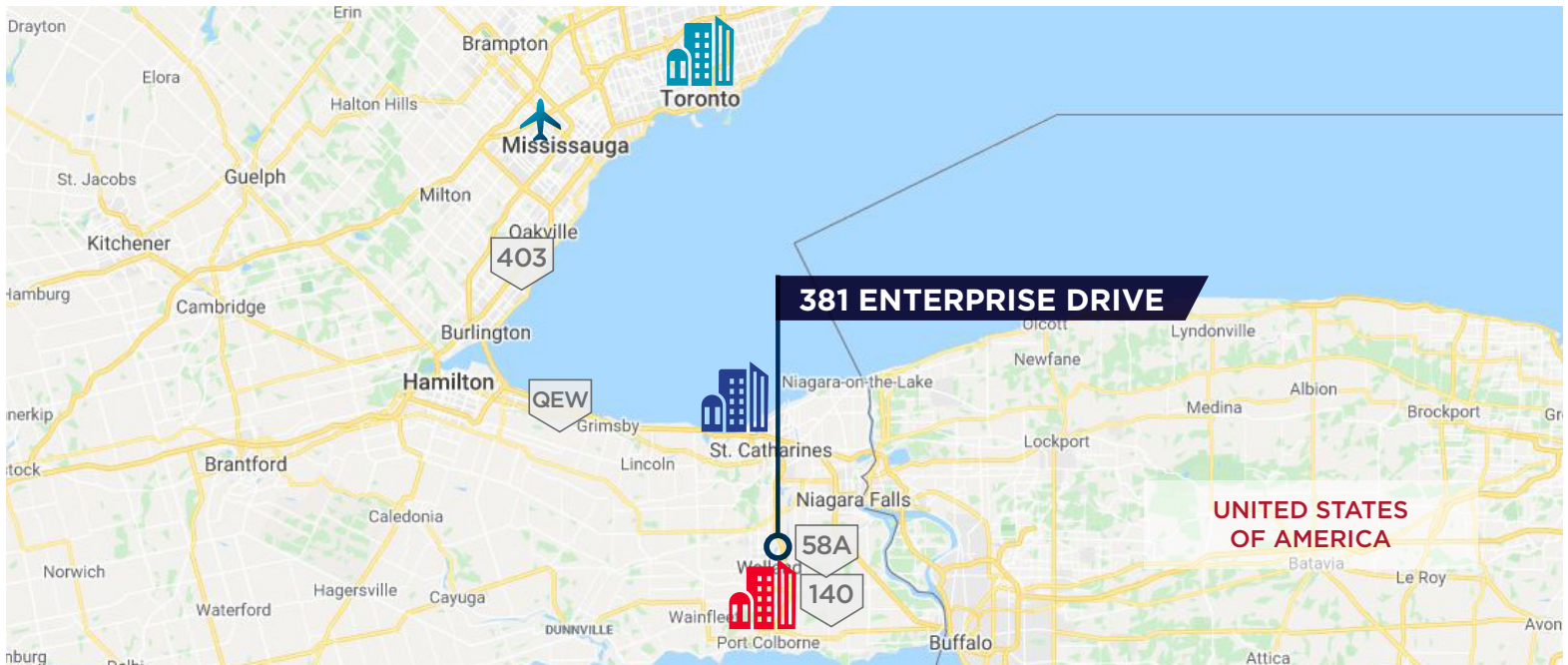


PROPERTY HIGHLIGHTS

- Federally approved meat processing facility.
- Main freezer 790,000 cubic feet and -18 degrees Celsius.
- Currently tenanted by Food Plus & More.
- Vacant possession on closing.
- Cone blast freezer, raw meat cooler, smokehouse blast freezer, cooker cooler and production area.
- Office space is spread out over two floors.
- 3,000 SF of cooler storage space and 6,000 SF of freezer space.
- Close to U.S. border and Welland Canal.
- Building can be expanded.



DISTANCES MAP



QEW QEW
15.0 KM (± 13 MINS)

58A HIGHWAY 58A
3.0 KM (± 3 MINS)

140 HIGHWAY 3
0.5 KM (± 1 MINS)

PORT COLBORNE
35 KM (± 30 MINS)

ST. CATHARINES
24.5 KM (± 21 MINS)

406 HIGHWAY 406
4.0 KM (± 4 MINS)

403 HIGHWAY 403
83.0 KM (± 49 MINS)

TORONTO
136 KM (± 84 MINS)

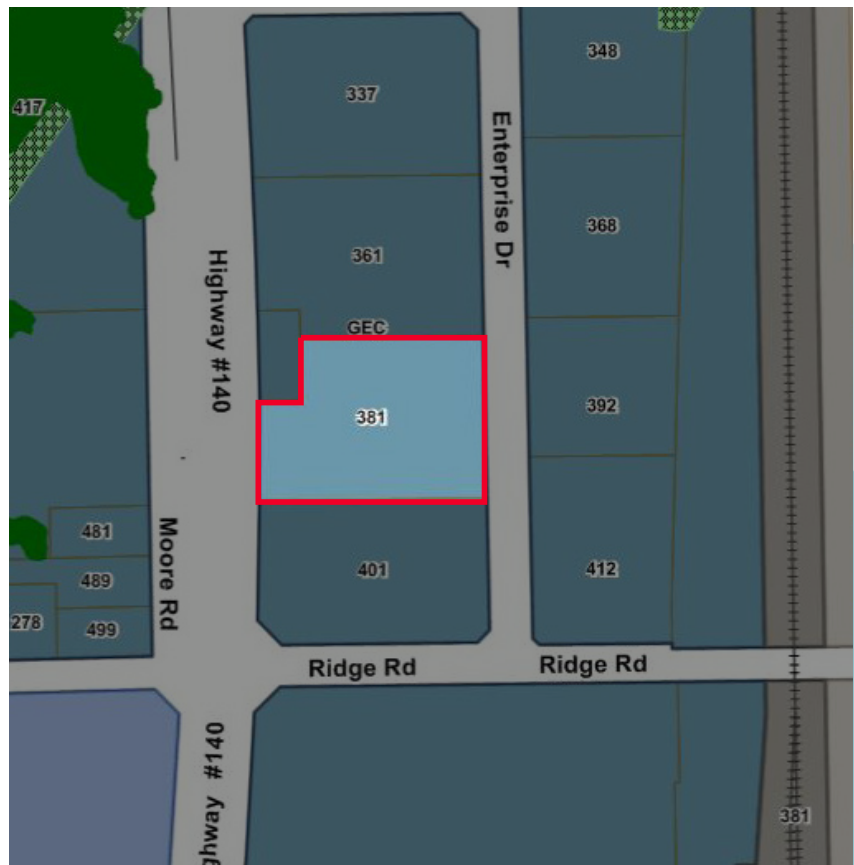
CANADA/US BORDER
24 KM (± 30 MINS)

PEARSON AIRPORT
132 KM (± 77 MINS)

ZONING MAP

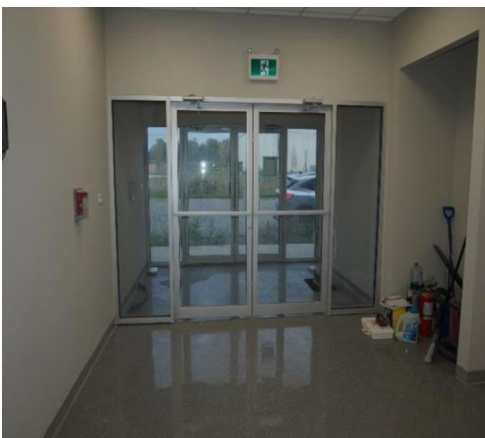
Sample permitted uses in an Gateway Economic Centre (GEC) zone include, but are not limited to;

- Athletic/Fitness Establishment
- Building or Contracting Supply Establishment
- Bulk Storage
- Commercial Greenhouse
- Contractors Establishment
- Custom Workshop
- Financial Institution
- Food Production
- Generating Plant
- Heavy Equipment Sales, Rental and Service
- Heavy Industrial
- Laboratories
- Light Industrial
- Manufacturer Showroom/Accessory Retail Sales
- Medical Marijuana Production Facility
- Parking Lot



PROPERTY PHOTOS







FOR MORE INFORMATION, PLEASE CONTACT:

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