

28

BLOOMINGDALE RD. N.  
KITCHENER, ON.

FOR SALE

INDUSTRIAL BUILDING

OFFICE

2-STOREY HOUSE

CHAD RITZER

SALES REPRESENTATIVE

519.743.5211 X 3033

CRITZER@COLDWELLBANKERPBR.COM



**COLDWELL BANKER  
COMMERCIAL**

PETER BENNINGER  
REALTY, BROKERAGE



# PROPERTY PROFILE

28 BLOOMINGDALE ROAD N.  
KITCHENER, ON. N2K 1A2



CHAD RITZER  
SALES REPRESENTATIVE  
519.743.5211 x 3033  
critzer@coldwellbankerpbr.com

ASKING PRICE	\$1,750,000.00
BUILDING SIZE	3,900 SQ. FT.
INDUSTRIAL	3,000 SF (2 UNITS)
OFFICE:	900 SF (1 UNIT)
RESIDENTIAL:	2 STOREY HOUSE
LOT SIZE:	0.512 ACRES
PROPERTY TAXES:	\$11,319.39
POWER:	220 VOLTS, 200 AMPS
DOORS:	1- DRIVE IN (9' X 12') , 1- DRIVE IN (8' X 15') 1- DRIVE IN (7' X 8')
CEILING HEIGHT:	10'
PARKING:	ONSITE, 15 SPACES
ZONING:	EUF-1

## PROPERTY HIGHLIGHTS

- Industrial building with a fenced yard and two-story house with well-maintained grounds
- Vendor Take Back Mortgage option available
- Clean Phase 2 assessment available
- The location is highly convenient for accessing key areas in both Waterloo Region and Wellington County
- House is currently rented and office space in building is rented to a long-standing hair salon
- Additional residential tenant could be added to demised basement unit with separate electrical meter.



**COLDWELL BANKER  
COMMERCIAL**  
PETER BENNINGER  
REALTY, BROKERAGE

# PROPERTY DETAILS

28 BLOOMINGDALE ROAD N.  
KITCHENER, ON. N2K 1A2



This property presents an attractive opportunity for a user/investor seeking a versatile asset that will house their operating business and allow them to collect rent from the other tenants on the property.

The property generates immediate rental income from both the leased home and office space within the industrial building, making it an appealing investment opportunity.

Featuring a vacant well maintained industrial building with a fenced yard and a full two-story house and well-maintained grounds, it offers both comfort and functionality.

Located on a half-acre lot, the industrial building has three drive-in doors, making it ideal for trades persons or contractor business requiring space and accessibility.

Situated centrally in Waterloo Region and close to Wellington County, the location is highly convenient for accessing key areas.

The Sellers willingness to provide a Vendor Take Back Mortgage enhances financing options.

Additionally, a clean Phase 2 assessment is available.

CHAD RITZER  
SALES REPRESENTATIVE  
519.743.5211 x 3033  
critzer@coldwellbankerpbr.com



**COLDWELL BANKER  
COMMERCIAL**  
PETER BENNINGER  
REALTY, BROKERAGE

# INDUSTRIAL BUILDING

28 BLOOMINGDALE ROAD N.  
KITCHENER, ON. N2K 1A2



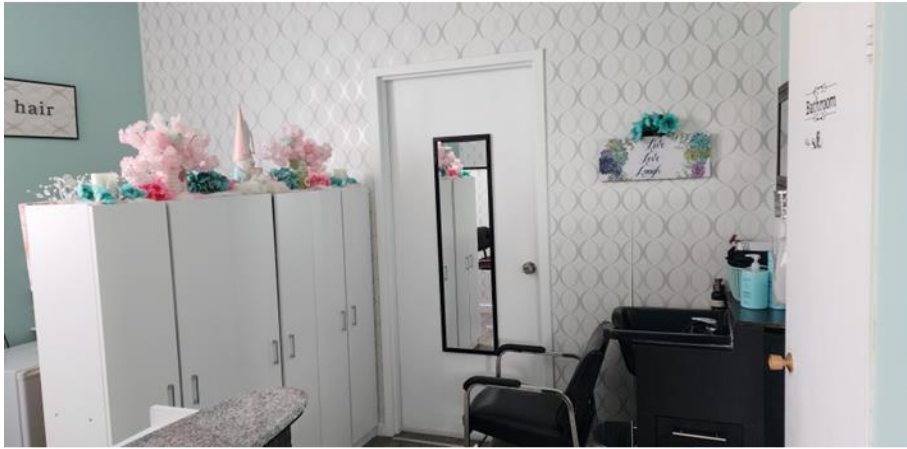
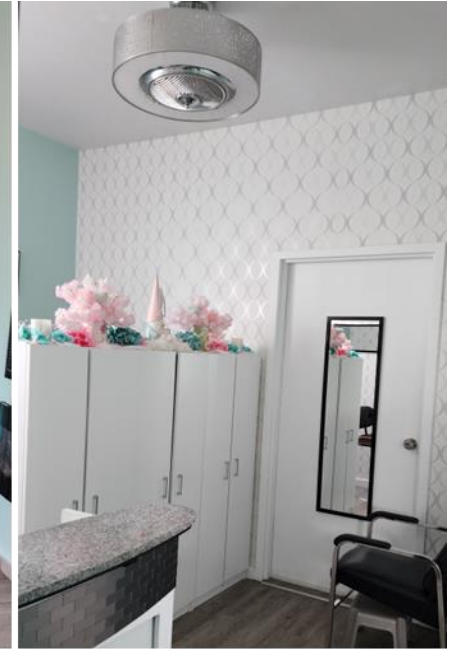
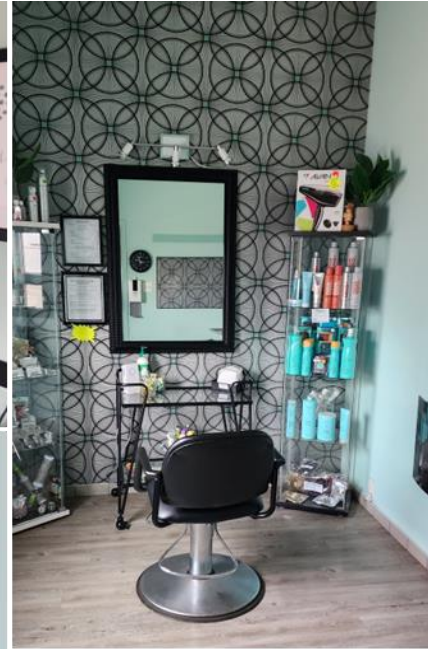
# RESIDENTIAL PHOTOS

28 BLOOMINGDALE ROAD N.  
KITCHENER, ON. N2K 1A2



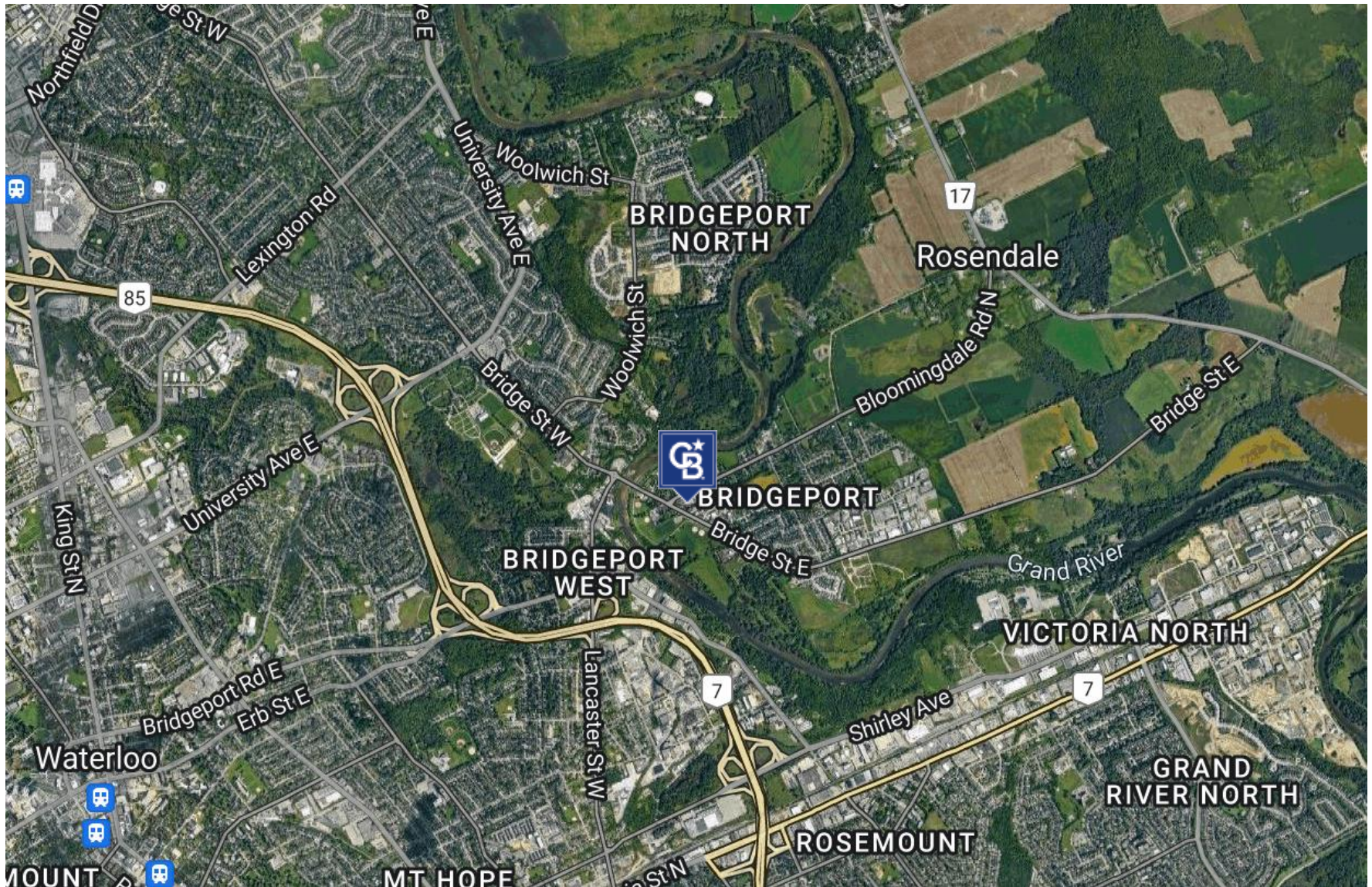
# HAIR SALON PHOTOS

28 BLOOMINGDALE ROAD N.  
KITCHENER, ON. N2K 1A2



# PROPERTY LOCATION

28 BLOOMINGDALE ROAD N.  
KITCHENER, ON. N2K 1A2



CHAD RITZER  
SALES REPRESENTATIVE  
519.743.5211 x 3033  
critzer@coldwellbankerpbr.com



**COLDWELL BANKER  
COMMERCIAL**  
PETER BENNINGER  
REALTY, BROKERAGE



## **Chad Ritzer**

Sales Representative

Coldwell Banker Commercial  
Peter Benninger Realty, Brokerage

508 Riverbend Drive  
Kitchener Ontario N2K 3S2

519.743.5211 x 3033  
critzer@coldwellbankerpbr.com



**COLDWELL BANKER  
COMMERCIAL**

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. 2110GC\_12/21