



For Sale

Future Mixed-Use Development
Site with Holding Income

1570

King Street East
Kitchener

Lennard:

Executive Summary

The Offering

Lennard Commercial Realty is pleased to offer for sale the property at 1570 King Street East, Kitchener. The site represents a prime opportunity for mixed-use development. The subject property is located between King Street East and Weber Street East, just northwest of the interchange of King Street East and Highway 7/8. The site is situated within the King Street East neighborhood in the City of Kitchener.

The property is easily accessible from Highway #8 and has public transit at its doorstep. The 2.476 AC property is currently improved with a single-story industrial building. The owner is proposing a sale – lease back providing for in place holding income.

Great opportunity for mixed-use development in Kitchener's vibrant market, with immediate holding income and unmatched access at 1570 King Street East.



Investment Summary



Well located in the Kitchener market

The site benefits from excellent visibility and accessibility. The property is strategically positioned near the interchange of King Street East and Highway 7/8, providing seamless connectivity to major transportation routes. Just a short distance from downtown Kitchener, the property benefits from the city's robust infrastructure and vibrant community amenities. The location is well-served by public transportation, with GRT bus stops along King Street East and Weber Street East, and the ION LRT Borden Station just a kilometer away.

Attractive market

The Kitchener market is one of the most attractive investment destinations in Southwestern Ontario, driven by robust economic growth, a diverse industrial base, and a thriving tech sector. The region is experiencing rapid population growth, driven by an influx of young professionals and families attracted to the high quality of life, affordable living costs, and ample employment opportunities. This demographic trend supports strong demand for residential and commercial real estate.



Prime Re-development Land

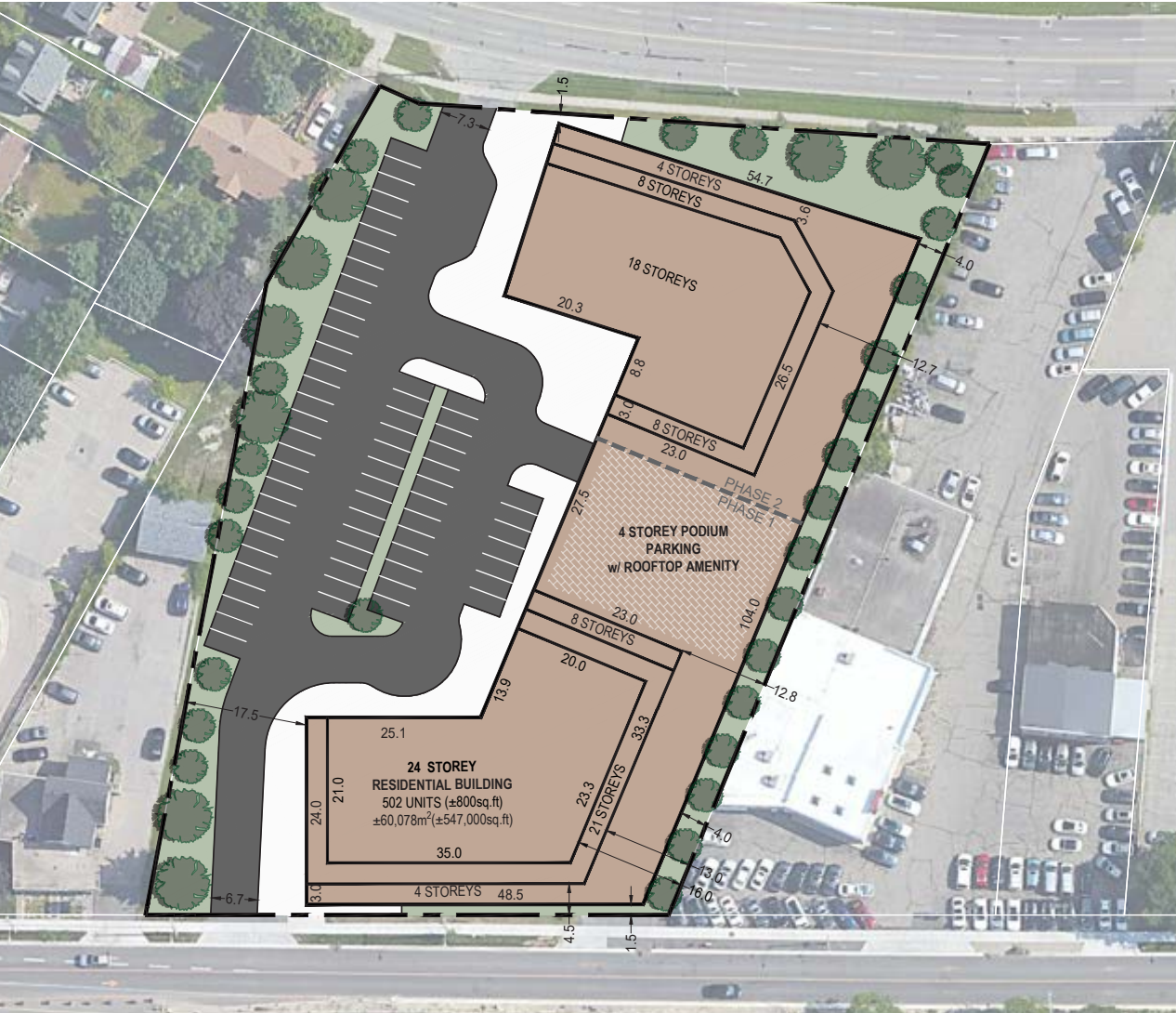
The property represents a prime opportunity to intensify land use in accordance with the planning framework of the City of Kitchener. The City of Kitchener designates the node where the property is located as Mixed Use and is proposed to be designated Urban Corridor in the new Official Plan Urban Structure.



Holding Income

The property is improved with a 32,521 square foot industrial building and the owner will lease back the property offering the advantage of holding income through a secure short-term leaseback agreement with the current owner. This arrangement provides investors with immediate, stable cash flow while planning for future redevelopment.

Property Overview



Development Concept Statistics

 Potential GFA +/- 646,674 SF
  Total Parking +/- 394

 Total Residential Units
502 Units

Feasible development concept well positioned for purpose-built rentals.

Site Summary

	Address 1570 King Street East Kitchener		Site Area 2.476 AC		Frontage 248.17' (King St.) 271.52 (Weber St.)
	Official Plan Mixed Use Corridor		Property Taxes \$37,162.22 (2024)		Zoning MU-3 – High Intensity Mixed Use Corridor

Building Summary

	Building Area 32,521 SF		Ceiling Height 15' and 20'		Year Built Built in stages between 1954 & 1974
	Shipping 4 – 8' x 10' Truck Level Doors 3 – 10' x 12' Drive-in Doors		Power 600 V / 1200 A		HVAC Rooftop units service the office area, gas boiler for steam heat in the plant area

Tenant Profile

Spagnol's Wine & Beer Making Supplies Ltd. (RJS Craft Winemaking) is a prominent manufacturer and marketer of home wine-making kits in North America. The company houses a well-known brand portfolio offering 40+ varieties of red, white, and rose wines. Consumers consistently recognize the company for its superior quality and it has a track record of winning awards in wine-making competitions. RJS Craft Winemaking is a division of Arterra Wines Canada, Canada's leading producer and marketer of award-winning Canadian and imported wines, including Jackson-Triggs, Inniskillin, Sawmill Creek, Woodbridge by Robert Mondavi, Ruffino, and Kim Crawford.

Location

The property is in the King Street East Neighborhood generally in the central east portion of the City of Kitchener, southeast of the downtown core of Kitchener.

The site is located on the north side of King Street East, just northwest of Highway 7/8 and King Street interchange. The site has frontage on both King and Weber Streets.



79

Walk Score



71

Bike Score



53

Transit Score

For more information
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