

AVISON  
YOUNG

# For Sale | 21 Weber St W Kitchener

## 27 Storey, Approved Development Site



- Site Plan Approved 27 Storey Multi-Family Development Site for 172,000 SQ.FT
- 206 Suites, with approx 8,000 SQ.FT Podium Commercial
- Steps to Kitchener GO and ION LRT
- Centrally located Downtown Kitchener amongst an amenity rich neighbourhood
- Permits issued - ready for construction
- Joint venture will be considered
- **Listing Price: \$9,000,000**

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## Property Overview

# 21 Weber St. W.

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- 206 Suites, with approx 8,000 SQ.FT Podium Commercial
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## Existing Building Details

Legal Address	21 Weber St. W. & 149-151 Ontario St. N
Site Area	9,684 sf (0.22 acres)
Site Dimensions	Approximately 121 ft x 90 ft
Existing Use	Vacant Development Lot Zoned D-4
ESA	Phase II May 2024 A & A Environmental Consultants Inc.
Heritage	Heritage component with engineering plans

## Suite Mix

Type	Unit	sqft
Studio	117	355 - 559
1 Bed	44	495 - 635
2 Bed	31	688 - 764
2 Bed + Den	4	753
3 Bed	10	839 - 871
<b>Total</b>	<b>206</b>	

Property Overview  
Development Potential



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**Site Statistics**

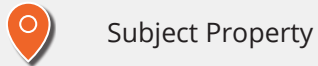
<b>Site Area</b>	<b>9684 sf</b>
<b>Total GFA</b>	<b>Approx. 172,000 sf</b>
<b>Total Commercial GFA</b>	<b>8,000 sf</b>
<b>Total Storeys</b>	<b>27</b>
<b>Total Units</b>	<b>206 + 1 guest suite</b>

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## Location Overview

# Kitchener

Kitchener boasts a population of over 500,000, the growing city has also implemented the ION Light Rail Transit (LRT) with plans to continuously extend and expand this program. Notable local amenities include the Henry Sturm Creek, Victoria Park Lake, CF Fairview Park and much more. Students and young professionals prefer Kitchener in lieu of its tech-hub and distance to Wilfred Laurier University and University of Waterloo.



Subject Property



VIA Rail Line



ION Light Trail Line

1. Kitchener GO Station
2. Kitchener-Waterloo Hospital
3. Conestoga College Downtown
4. Victoria Park
5. Kitchener-Waterloo Art Gallery
6. Kitchener Market
7. Conestoga College
8. Laurier University
9. University of Waterloo



550m  
Downtown  
Kitchener



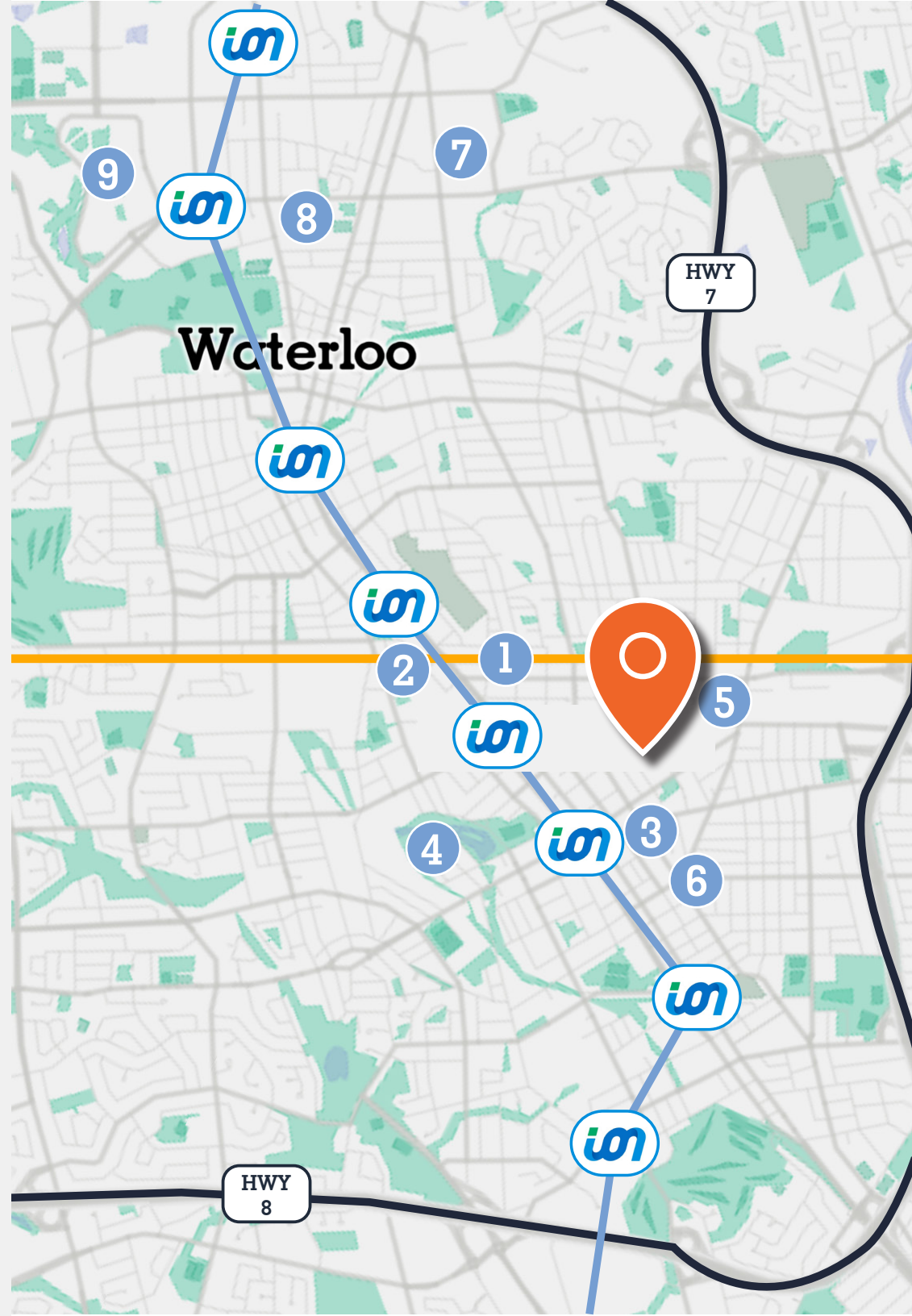
350km  
Conestoga  
Downtown  
College



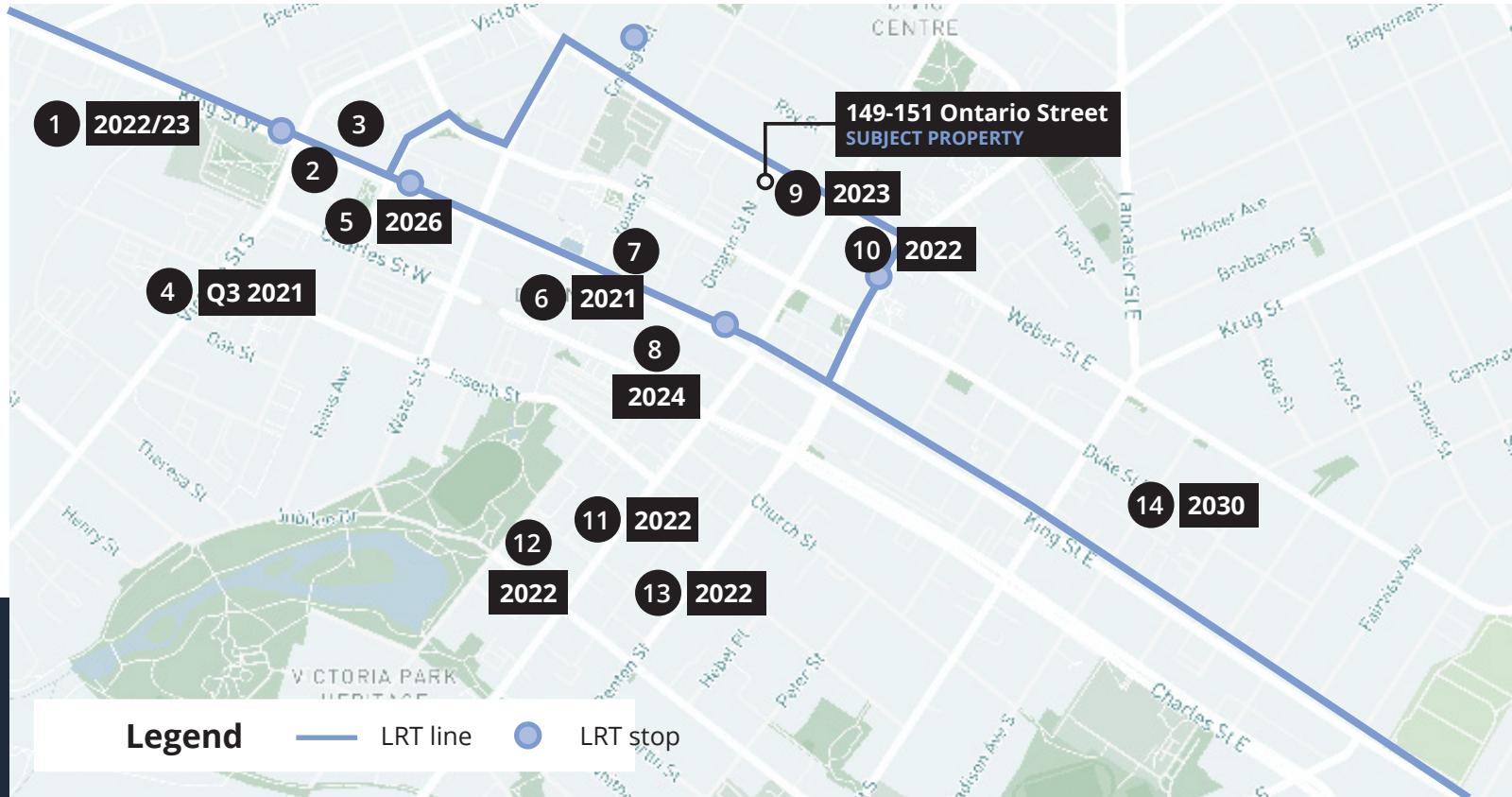
900m  
Kitchener  
Market



750m  
Kitchener  
Station



# Condo Developments & Multi-Residential | Kitchener



Map	Development	Units
1	Station Park	800 units
2	One Victoria	195 units
3	Kaufman Lofts	270 units
4	Garment Street	695 units
5	30 Francis	532 units
6	Charlie West	245 units
7	Young Condos	179 units

Map	Development	Units
8	Q Condos	238 units
9	151 Ontario Street	125 units
10	DTK Condos	494 units
11	242 Queen Street	124 units
12	OTIS	30 luxury units
13	Arrow Lofts	184 units + 130 units
14	Market District	763 units under development, 2800 additional units for 2030

# Kitchener - Waterloo

Waterloo Region is one of Ontario's fastest growing areas but remains a community of communities, connected by high-quality transit, cycling and walking trails, and the scenic Grand River.

Downtown Kitchener is in the heart of Waterloo Region. The area is experiencing major growth with many new condo developments bringing new residents to live, work, and experience the core.

Tech companies are joined by world-class international firms in Downtown Kitchener which makes it a very exciting place to be.



## Join other world class companies in Downtown Kitchener



# For Sale

## 21 Weber St. W., Kitchener

Pricing and offering process

The Property is being offered for sale at, \$9,000,000.

All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

For More Information About this Offering:

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YOUNG**

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MANAGED  
COMPANIES** Platinum  
member