

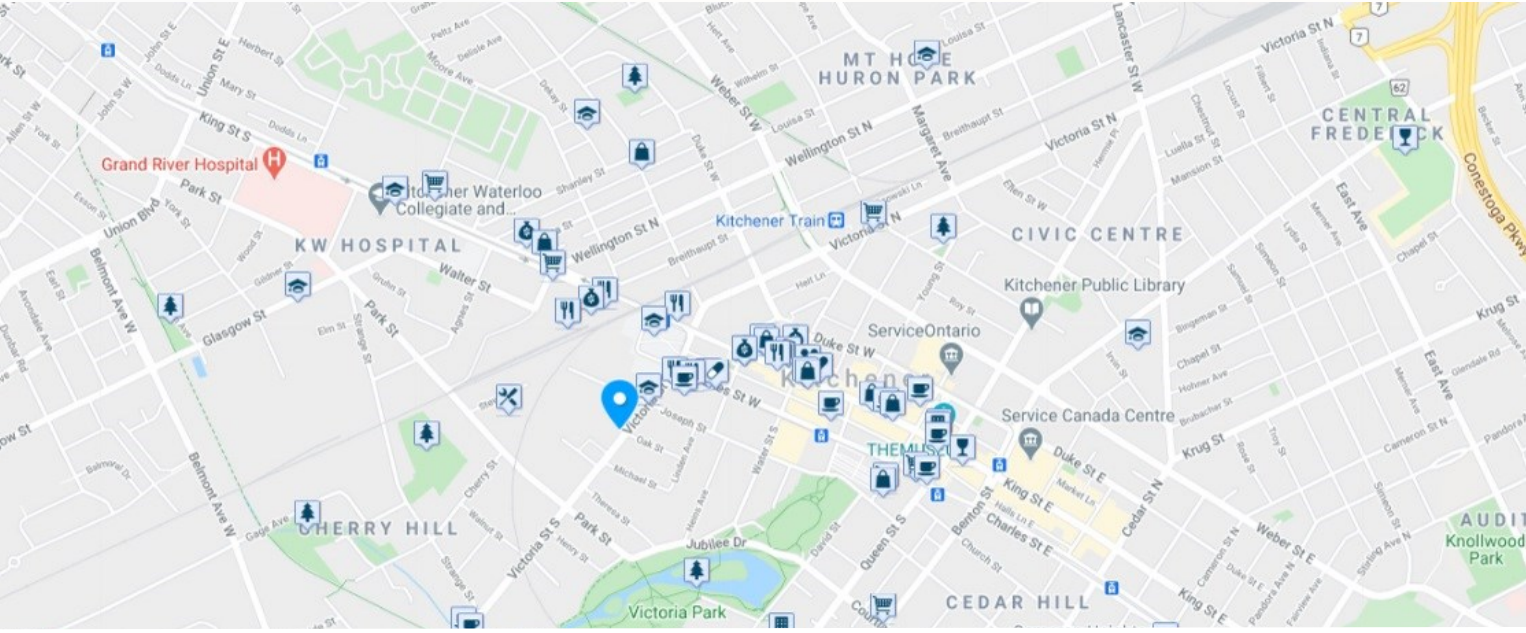
# STUNNING MODERN DESIGN BUILDING

## Get to know Kitchener:

There are about 406 restaurants, bars and coffee shops in Kitchener.  
 People in Kitchener can walk to an average of 2 restaurants, bars and coffee shops in 5 minutes.  
 Kitchener has an average Walk Score of 45 with 219,153 residents.  
 Kitchener has some public transportation and is somewhat bikeable.

## 108 Garment Street, Kitchener, Ontario N2G 2B3 – Exceeding all expectations

|  |   |  |                       |        |                           |        |                           |        |                    |        |                               |        |        |        |         |        |              |        |                |        |  |  |
|--|---|--|-----------------------|--------|---------------------------|--------|---------------------------|--------|--------------------|--------|-------------------------------|--------|--------|--------|---------|--------|--------------|--------|----------------|--------|--|--|
|  <p><b>Walk Score</b><br/><b>76</b></p>    | <p><b>Very Walkable</b><br/>Most errands can be accomplished on foot.</p> | <p><b>Rail lines:</b></p> <table border="0"> <tr> <td>301 ION</td> <td>0.3 km</td> <td>VIA Rail Toronto - Sarnia</td> <td>0.9 km</td> </tr> <tr> <td>KI Kitchener</td> <td>0.9 km</td> <td></td> <td></td> </tr> </table>  | 301 ION               | 0.3 km | VIA Rail Toronto - Sarnia | 0.9 km | KI Kitchener              | 0.9 km |                    |        |                               |        |        |        |         |        |              |        |                |        |  |  |
| 301 ION  | 0.3 km  | VIA Rail Toronto - Sarnia  | 0.9 km                |        |                           |        |                           |        |                    |        |                               |        |        |        |         |        |              |        |                |        |  |  |
| KI Kitchener   | 0.9 km  |  |                       |        |                           |        |                           |        |                    |        |                               |        |        |        |         |        |              |        |                |        |  |  |
|  <p><b>Transit Score</b><br/><b>64</b></p> | <p><b>Good Transit</b><br/>Many nearby public transportation options.</p> | <p><b>Bus lines:</b></p> <table border="0"> <tr> <td>20 Victoria-Frederick</td> <td>0.0 km</td> <td>30 Kitchener / Bramalea</td> <td>0.3 km</td> </tr> <tr> <td>25 Waterloo / Mississauga</td> <td>0.3 km</td> <td>6 Bridge-Courtland</td> <td>0.4 km</td> </tr> <tr> <td>204 iXpress Highland-Victoria</td> <td>0.4 km</td> <td>7 King</td> <td>0.4 km</td> </tr> <tr> <td>8 Weber</td> <td>0.4 km</td> <td>34 Bingemans</td> <td>0.4 km</td> </tr> <tr> <td>3 Ottawa South</td> <td>1.5 km</td> <td></td> <td></td> </tr> </table> | 20 Victoria-Frederick | 0.0 km | 30 Kitchener / Bramalea   | 0.3 km | 25 Waterloo / Mississauga | 0.3 km | 6 Bridge-Courtland | 0.4 km | 204 iXpress Highland-Victoria | 0.4 km | 7 King | 0.4 km | 8 Weber | 0.4 km | 34 Bingemans | 0.4 km | 3 Ottawa South | 1.5 km |  |  |
| 20 Victoria-Frederick  | 0.0 km  | 30 Kitchener / Bramalea  | 0.3 km                |        |                           |        |                           |        |                    |        |                               |        |        |        |         |        |              |        |                |        |  |  |
| 25 Waterloo / Mississauga  | 0.3 km  | 6 Bridge-Courtland   | 0.4 km                |        |                           |        |                           |        |                    |        |                               |        |        |        |         |        |              |        |                |        |  |  |
| 204 iXpress Highland-Victoria  | 0.4 km  | 7 King   | 0.4 km                |        |                           |        |                           |        |                    |        |                               |        |        |        |         |        |              |        |                |        |  |  |
| 8 Weber  | 0.4 km  | 34 Bingemans   | 0.4 km                |        |                           |        |                           |        |                    |        |                               |        |        |        |         |        |              |        |                |        |  |  |
| 3 Ottawa South   | 1.5 km  |  |                       |        |                           |        |                           |        |                    |        |                               |        |        |        |         |        |              |        |                |        |  |  |
|  <p><b>Bike Score</b><br/><b>88</b></p>   | <p><b>Very Bikeable</b><br/>Biking is convenient for most trips.</p>      |  |                       |        |                           |        |                           |        |                    |        |                               |        |        |        |         |        |              |        |                |        |  |  |



# COMMERCIAL CONDOS FOR SALE

## STUNNING MODERN DESIGN BUILDING

### 108 GARMENT STREET, KITCHENER



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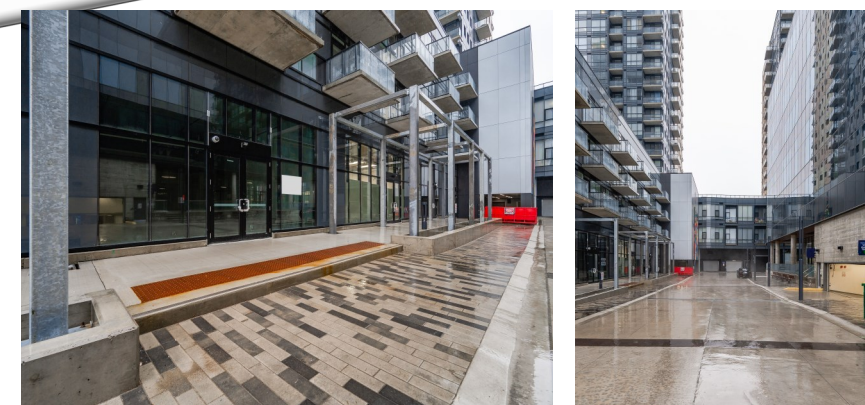
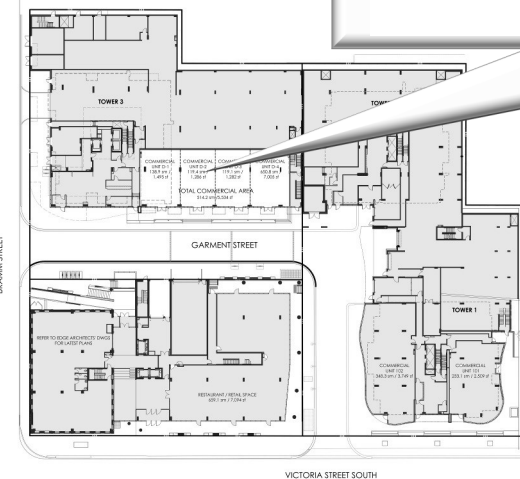
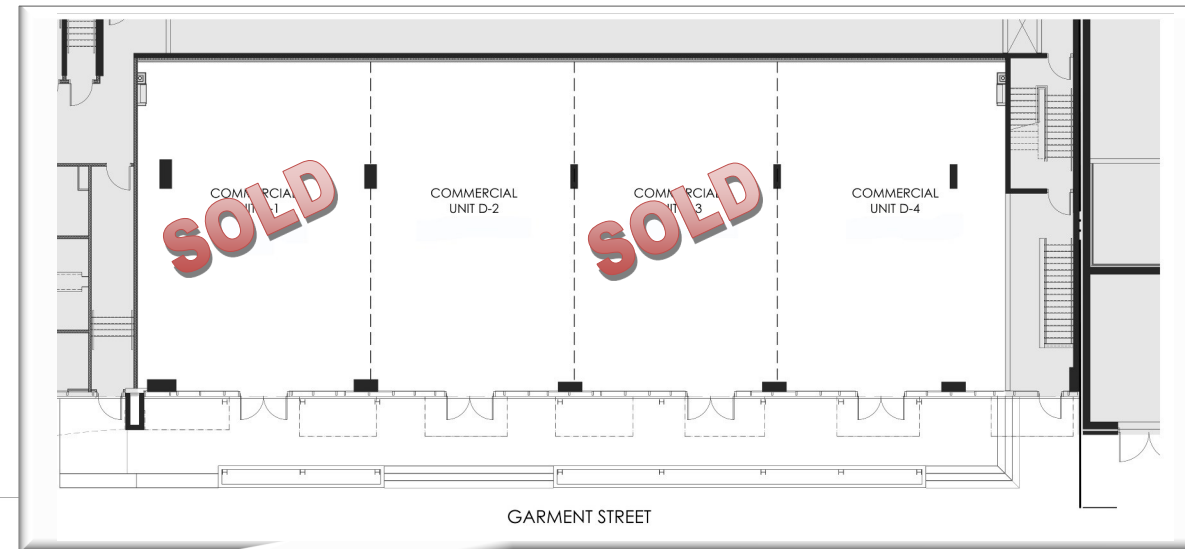
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Virtual Tour:



**KEY FEATURES**

- \* Buildings fronting on Victoria St S and Bramm St, at the Corner of Garment St
- \* Main floor commercial condos
- \* Ideal for an owner/occupier or investor looking for ownership in the heart of downtown Kitchener
- \* Units finished to shell state with Sprinklers/ power and HVAC
- \* Project nearing completion including occupancy in the residential tower above
- \* 668 Residential Condo Units across 3 on-site towers & an adjacent 130,000 sq ft office building
- \* Underground parking for visitors, also a 520 spot, city owned, parking lot next door - *Bramm Street Yards*
- \* Condo fees will include: water, heating, cooling, building insurance, building maintenance, and waste removal
- \* D-6 zoning allows for many uses

\*Numbers are an estimate for 2021

| AVAILABILITY                   | ZONING | CONDO FEES*                    | PROPERTY TAXES*                 | SALE PRICE                     |
|--------------------------------|--------|--------------------------------|---------------------------------|--------------------------------|
| <del>UNIT D1 1,550 SQ FT</del> | D-6    | <del>UNIT D1 \$775/MONTH</del> | <del>UNIT D1 \$7,750/YEAR</del> | <del>UNIT D1 <b>SOLD</b></del> |
| <del>UNIT D2 1,296 SQ FT</del> |        | <del>UNIT D2 \$648/MONTH</del> | <del>UNIT D2 \$6,480/YEAR</del> | <del>UNIT D2 \$623,900</del>   |
| <del>UNIT D3 1,292 SQ FT</del> |        | <del>UNIT D3 \$646/MONTH</del> | <del>UNIT D3 \$6,460/YEAR</del> | <del>UNIT D3 <b>SOLD</b></del> |
| UNIT D4 1,492 SQ FT            |        | UNIT D4 \$746/MONTH            | UNIT D4 \$7,460/YEAR            | UNIT D4 \$705,900              |

