



Rare core residential development opportunity

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Platinum member



Property summary



0.86 acres
Lot size



Mix Use 4 Zone (MIX-4)
Zoning (Draft by-law)



GRT & LRT
Public transit



\$2,968.65
Taxes (2021)



\$9,450,000
Asking price

Overview

Rare residential development site situated on Benton Street across from the Arrow Lofts, minutes from downtown Kitchener. Ideally situated within a 15 minute drive to Highway 401 via Highway 8, and within immediate access to the LRT / ION light rail, GRT bus stops, and walking distance to the GO Bus station connecting the region to the GTA.

115 Benton Street is within walking distance to Victoria Park, markets, cafes, restaurants, shopping and more downtown amenities.

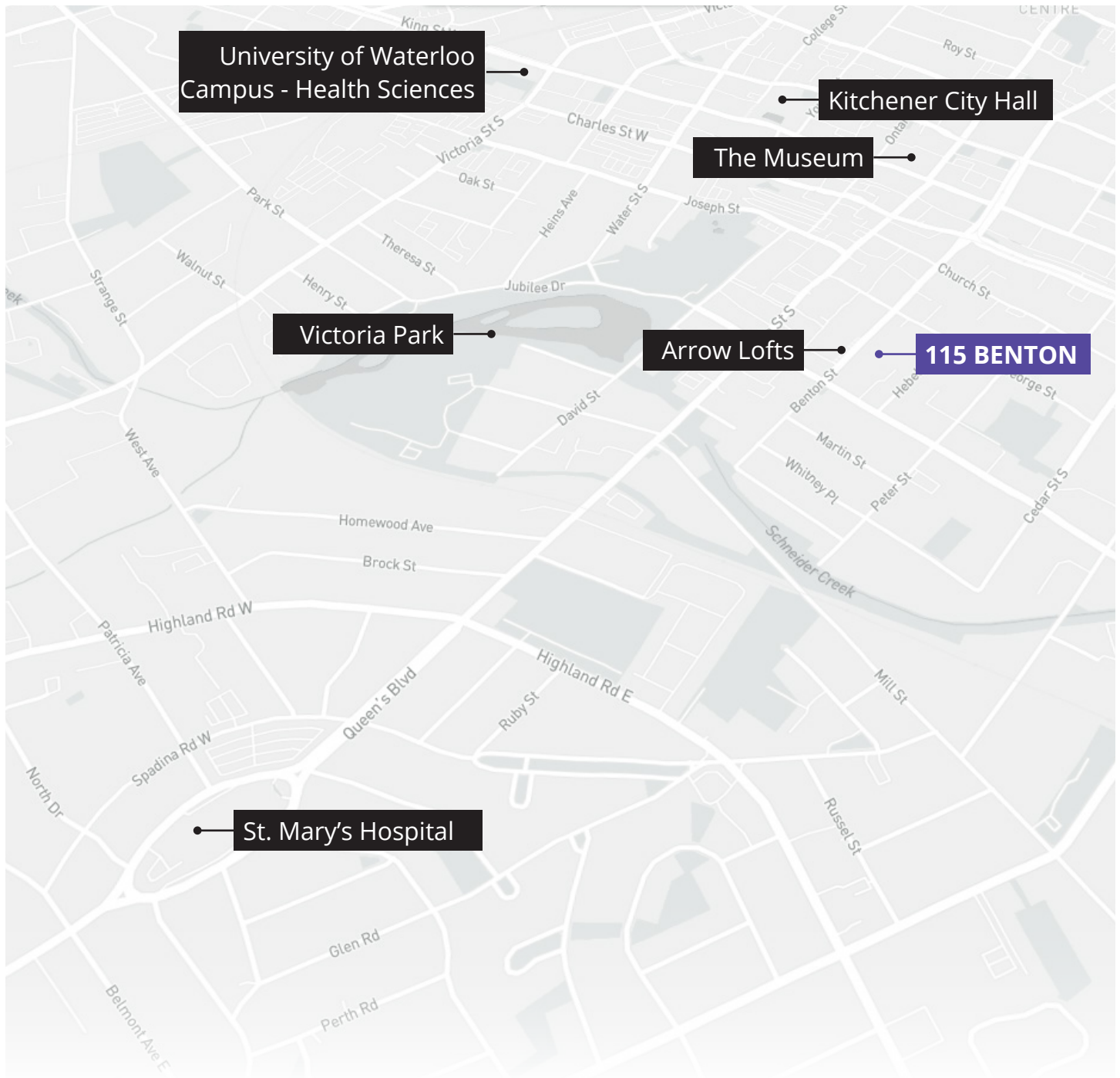
Based on the proposed Mixed Use 4 (MIX-4) zoning, the site is sufficiently sized to accommodate a

high-rise residential building equivalent to a FSR of 5.0 with a maximum FSR of 5. 159,213 sf / 600 sf units resulting in a potential unit yield of 265 units (approximate). The ultimate unit count will be a factor of the individual unit sizes and how much of the required parking can be accommodated below grade or on surface parking lot to maximize the FSR permissions for residential building area. Owner will provide a VTB of 80% up to a five-year term, interest rate to be negotiated and interest only payments.

Potential for the site to be severed into two lots.

For Sale

115 Benton Street, Kitchener



Get more information

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