

1099

GUELPH STREET

Kitchener, ON

FOR SALE

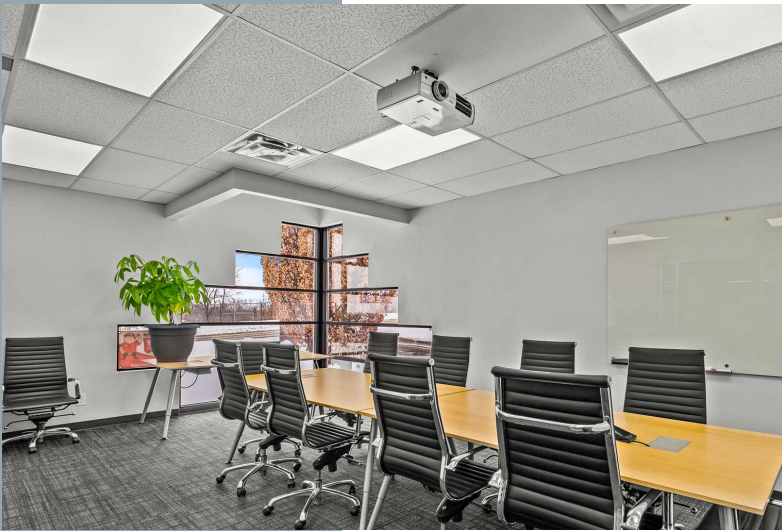


Newly Renovated
Industrial & Office
Space with Excess Land

CBRE

PROPERTY OVERVIEW

Newly renovated ±9,985 SF industrial building on ±2.87 acres for sale 1 minute from the expressway. The facility features ±3,760 SF of office space, a full security system with cameras and fob access. Approximately 2 acres of excess yard permitting outdoor storage.



PRICE \$5,995,000

TAXES \$35,722 (2024)

BUILDING SIZE Total: ±9,985 Sq. Ft.
Warehouse: ±6,225 Sq. Ft.
Office: ±3,760 Sq. Ft.

LAND SIZE ±2.87 Acres

ZONGING EMP-5 General Industrial Uses

LOADING 2- 10' x 10' Drive-In Doors
1- 8' x 9' Truck Level Door

CLEAR HEIGHT 11 Ft.

POWER 200 Amp/600 Volt

POSSESSION June 2025



**Renovated
in 2017**

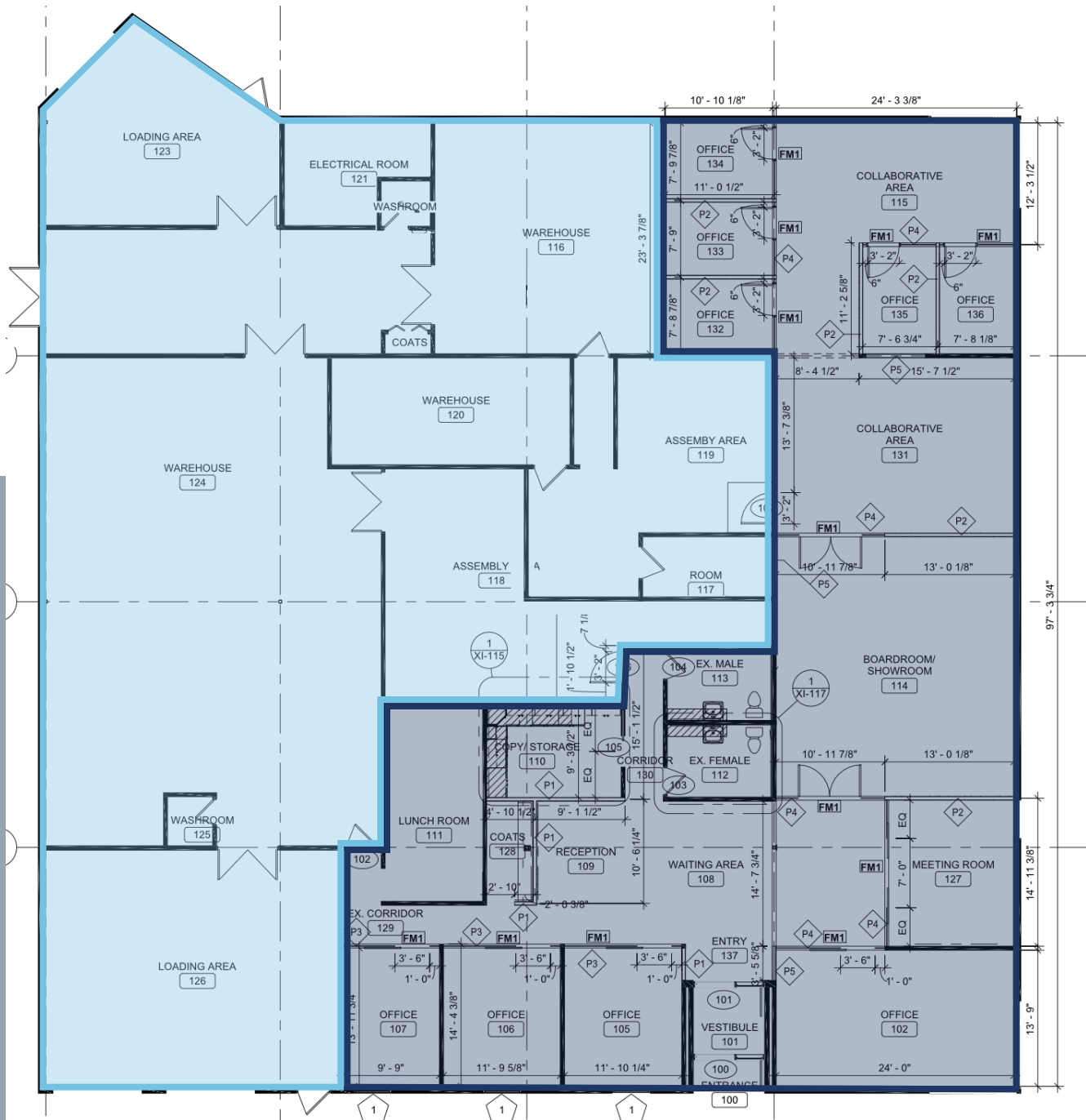


**1 min to
Expressway**



**Security
System on Site**

FLOOR PLAN







PROPERTY ZONING

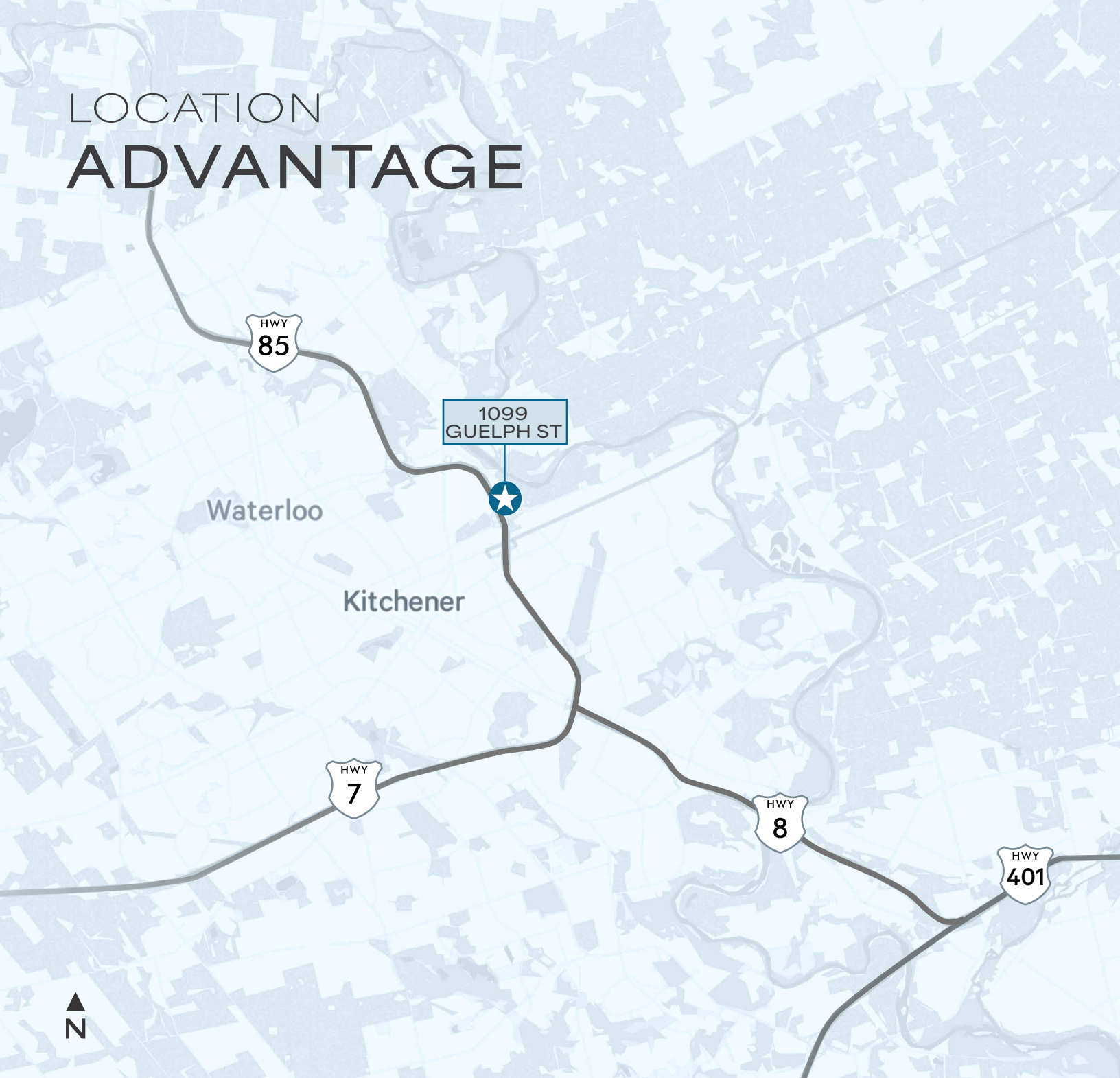
EMP-5 GENERAL INDUSTRIAL

- Automotive Detailing and Repair Operation
- Biotechnological Establishment
- Building Material and Decorating Supply Establishment
- Catering Service Establishment
- Commercial Driver and Training Establishment
- Commercial Vehicle Wash Facility
- Computer, Electronic, Data Processing, or Server Establishment
- Craftsperson Shop
- Day Care Facility
- Drive-Through Facility
- Financial Establishment
- Fitness Centre
- Garden Centre, Nursery, and/or Landscaping Supply
- Health Clinic
- Heavy Repair Operation
- Industrial Administrative Office
- Major Equipment Supply and Service
- Manufacturing
- Personal Services
- Print Shop
- Printing or Publishing Establishment
- Research and Development Establishment
- Restaurant
- Restoration, Janitorial, or Security Services
- Towing Compound
- Tradesperson or Contractor's Establishment
- Truck Transport Terminal
- Veterinary Services
- Warehouse





LOCATION ADVANTAGE



DRIVE TIMES

HWY 7
1 MIN | 1 KM

HWY 401
15 MIN | 20.3 KM

WATERLOO
5 MIN | 5.3 KM

CAMBRIDGE
26 MIN | 22.9 KM

LONDON
1 H 13 MIN | 110 KM

TORONTO
1 HR 24 MIN | 110 KM

HIGHWAY 7 EXPANSION

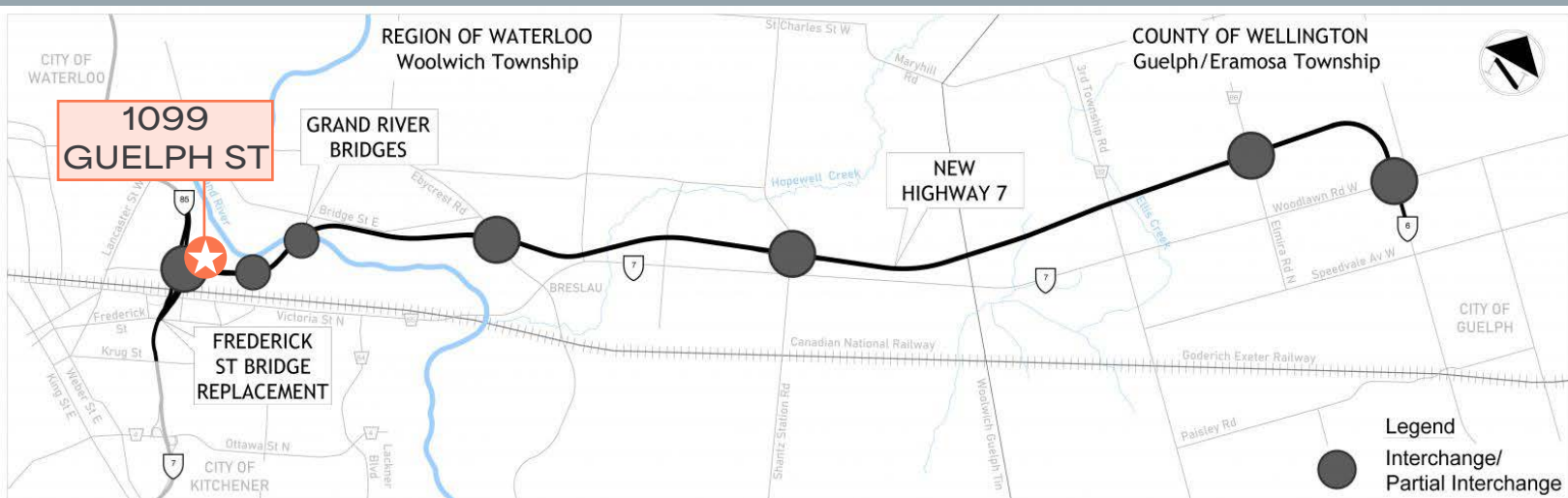
Experience enhanced connectivity with the Ministry of Transportation's Highway 7 project, linking Kitchener to Guelph through three key phases.

Phase 1: (2015–2019): Completed upgrades including widening the Guelph Street overpass, extending Shirley Avenue, relocating utilities, and replacing the Victoria Street Bridge.

Phase 2: Now advancing Grand River Bridges construction, following a recent public review.

Phase 3: (Design underway, completion by 2027): Includes replacing the Highway 7 and Frederick Street underpass, upgrading Highway 6 and Woodlawn Road interchange, railway modifications, and habitat restoration.

This 18-km, four-lane freeway with new bridges and seven interchanges will improve safety and traffic flow. This vital upgrade will drive regional growth and connectivity.





9,985 SQ. FT.
INDUSTRIAL SPACE FOR SALE

1099

GUELPH STREET

KITCHENER, ON

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