



FOR SALE

Excellent mixed-use property close to downtown Kitchener

288 Frederick Street, Kitchener

Jeremy Moser, CPA,CMA
Sales Representative, Vice President
+1 226 366 9002
jeremy.moser@avisonyoung.com

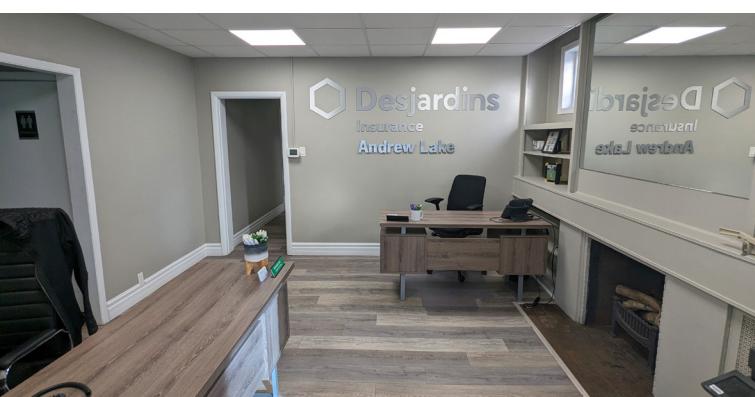
Nick Boertien
Sales Representative, Principal
+1 226 366 9011
nick.boertien@avisonyoung.com

**AVISON
YOUNG**

Opportunity overview

Highlights

- Upgraded professional office space with three-bedroom/loft upper apartment
- Separate entrances and separate utility services for live-work professional or rental income potential
- CR1 zoning permits wide range of uses including: professional or medical offices, convenience store, day care facility, educational establishment, religious institute and many others
- Walking distance to downtown Kitchener, Conestoga College downtown campus, LRT stops, and is a quick drive away from Highway 7/8
- Site plan approved for five parking spaces but eight vehicles can fit comfortably



TOTAL SIZE
2,608



OFFICE UNIT
1,197 sf



LOT SIZE
0.115 acres



FRONTAGE
55.13 feet



ZONING
CR1-114R, 128U



PARKING
Seven spaces



PUBLIC TRANSIT
Bus route #20
LRT 15min walk away



SIGNAGE
Pylon



TAXES (2024)
\$8,021.88



ASKING PRICE
\$1,250,000

Demographics within 5km radius

218,771 Population

231,495 Daytime Population

\$80,622 Avg. Household Income

35 Median Age

Floor plans

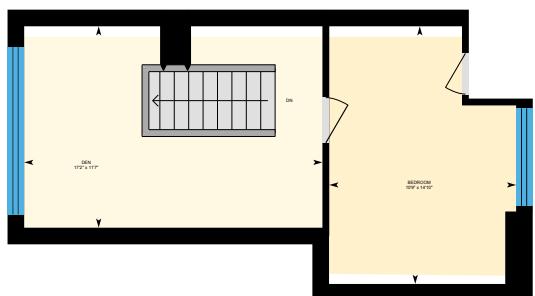
Main level



Main level



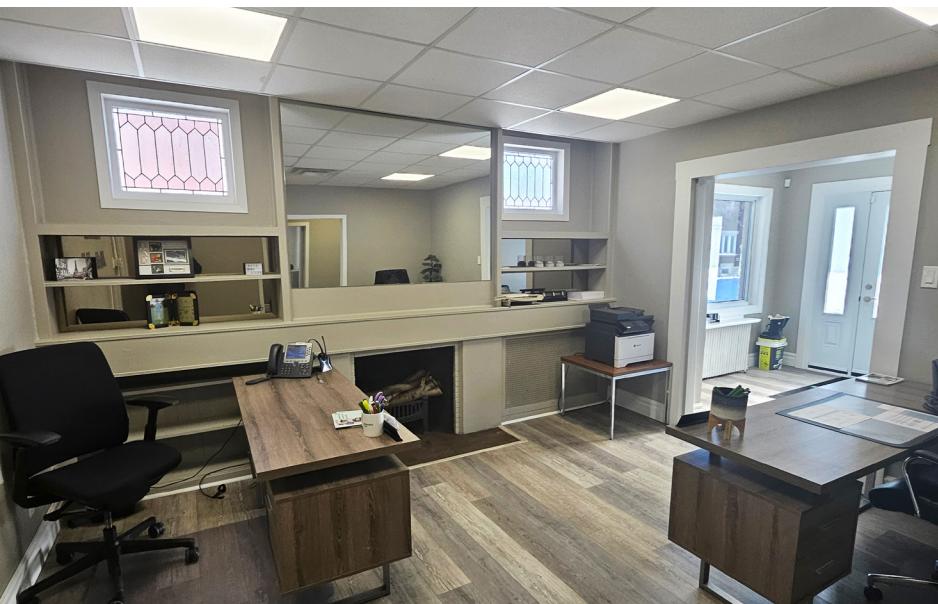
Third level

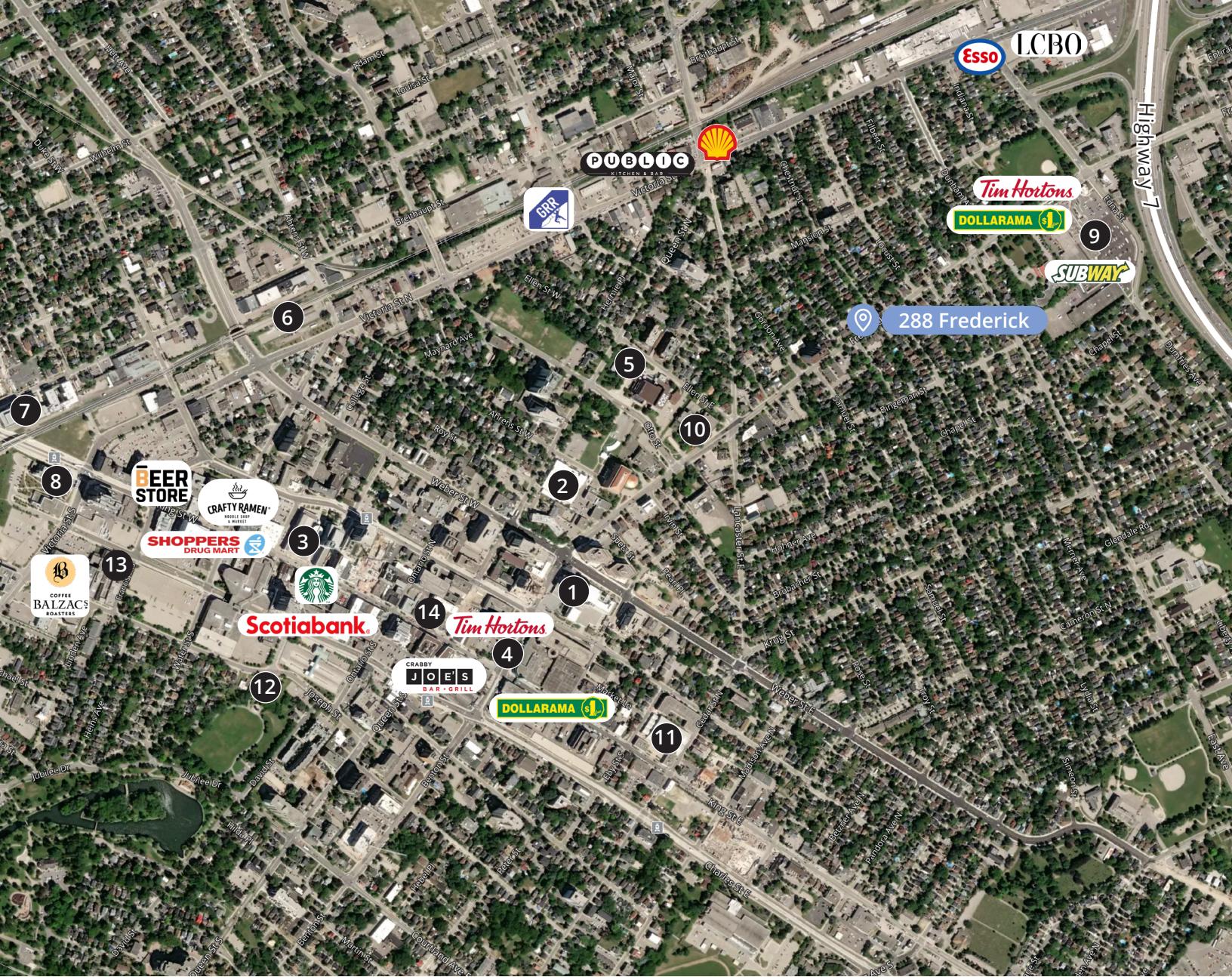


Recent property upgrades

- All new and upgraded wiring throughout the entire building
- All new windows and doors throughout
- New bathroom in residential apartment
- All new t-bar ceiling in office space
- New rail and steps to front and back entrances
- New siding
- New eaves trough
- Boiler is seven years old and has been serviced regularly and functions well
- New furnace
- Two new wall a/c units servicing upstairs three-bedroom apartment
- New rail and steps on the front of the building
- Newer roof in pristine condition
- All asbestos removed from building
- Thorough basement foundation and drainage investigation and repairs where required completed
- Custom blinds for upstairs apartment and window tint treatment for office

FOR SALE 288 Frederick Street, Kitchener





1 Conestoga College	2 Public Library	3 City Hall	4 LRT stop	5 Centre in the Square
6 GO Station	7 Google Kitchener	8 U of Waterloo	9 Frederick Street Mall	10 Police Station
11 Kitchener Market	12 Victoria Park	13 The Tannery	14 The Museum	

FOR SALE 288 Frederick Street, Kitchener

**Get more
information**

Jeremy Moser, CPA, CMA
Sales Representative, Vice President
+1 226 366 9002
jeremy.moser@avisonyoung.com

Nick Boertien
Sales Representative, Principal
+1 226 366 9011
nick.boertien@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage
231 Shearson Crescent, Suite 102, Cambridge ON N1T 1J5
T +1 226 366 9090 F +1 866 541 9755

© 2025. Avison Young Commercial Real Estate Services, LP. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member