



**FOR SALE**

# Excellent mixed-use property close to downtown Kitchener

288 Frederick Street, Kitchener

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# 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

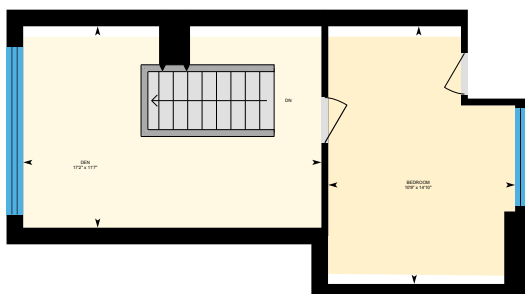
Main level



Main level



Third level



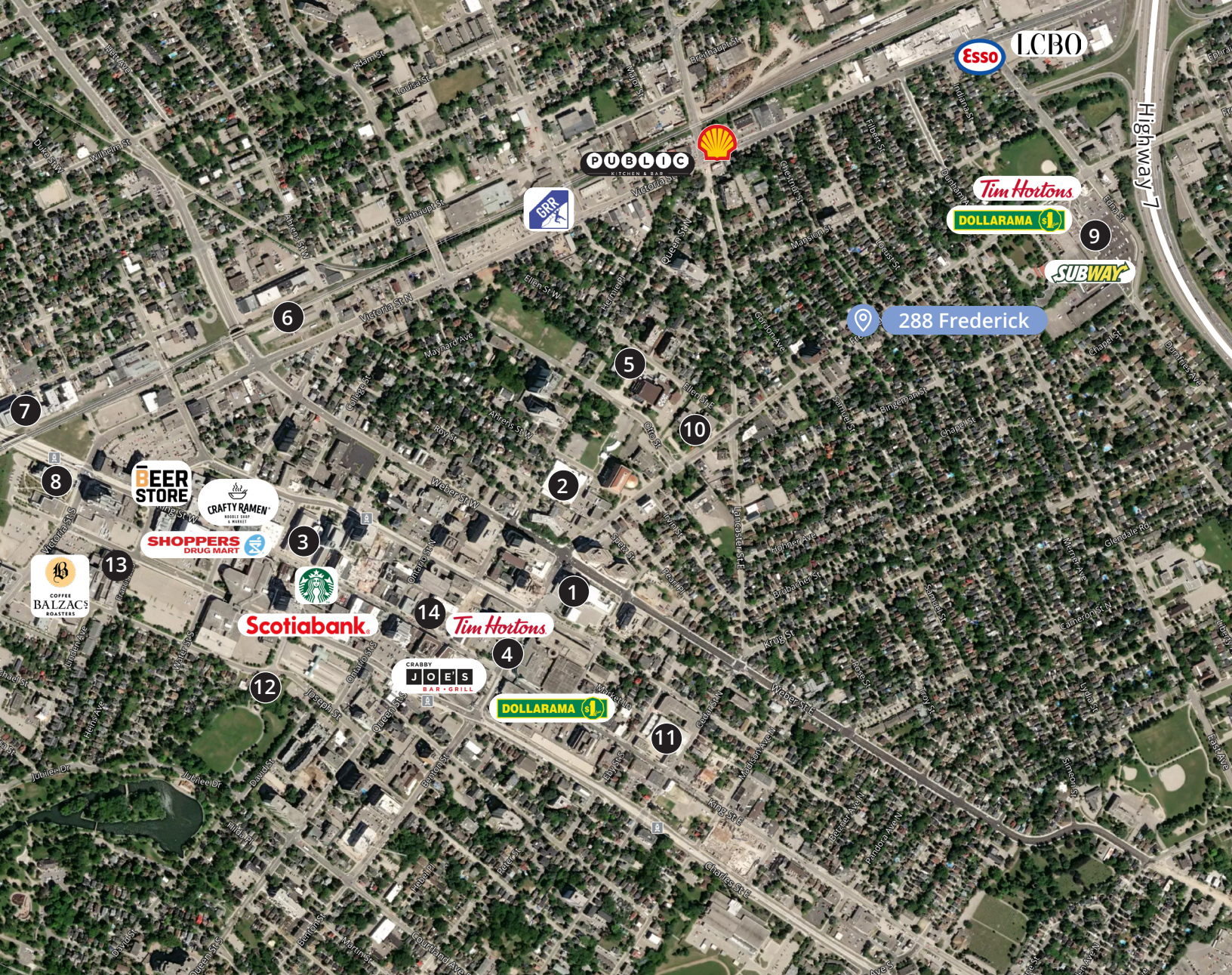
## Recent property upgrades

- 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









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

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### Get more information

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