

MULTI UNIT INDUSTRIAL BUILDING FOR SALE

109 OTTAWA STREET S.
KITCHENER, ON

OFFERING PRICE
\$2,200,000.00

MLS®

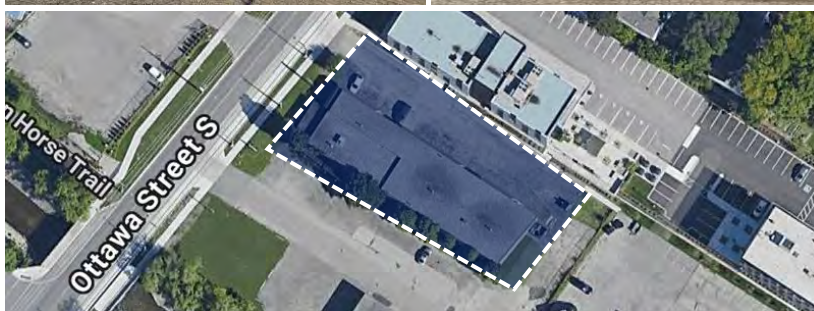
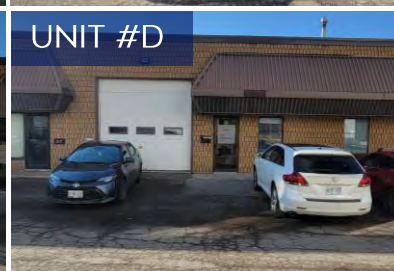


COLDWELL BANKER
COMMERCIAL

PETER BENNINGER
REALTY, BROKERAGE



COMMERCIAL INVESTMENT/OWNER USER PROPERTY

109 OTTAWA STREET SOUTH
KITCHENER, ON.

ASKING PRICE	\$2,200,000.00
BUILDING SIZE	9,632 SQ. FT. 4 UNITS
CEILING HEIGHT	15'
DOORS	3 (10'x10') DRIVE DOORS
SITE AREA	0.504 ACRES
TAXES	\$21,313 .00
PARKING	ONSITE, 18 SPACES
ZONING	EUF-1; SGA-2

PROPERTY DETAILS

Position your business for maximum impact with this high-visibility Premium frontage property along the new LRT route—delivering nonstop exposure and a commanding presence in one of the region's fastest-growing transit corridors.

With immediate access to Highway 401 and the expressway, this site offers exceptional connectivity for customers, employees, and transport—an ideal fit for operators who value convenience and visibility.

Whether you're an owner/user seeking a strategic location to elevate your business, or an investor looking for a rare opportunity in a high-demand, transit-oriented market, this property delivers the flexibility and long-term value today's market demands.

Lester Tobin

Sales Representative

519.743.5211 x 3023 | lester-tobin@coldwellbankerpbr.com

COLDWELL BANKER
COMMERCIALPETER BENNINGER
REALTY, BROKERAGE

COMMERCIAL INVESTMENT/OWNER USER PROPERTY

109 OTTAWA STREET SOUTH
KITCHENER, ON.



Lester Tobin

Sales Representative

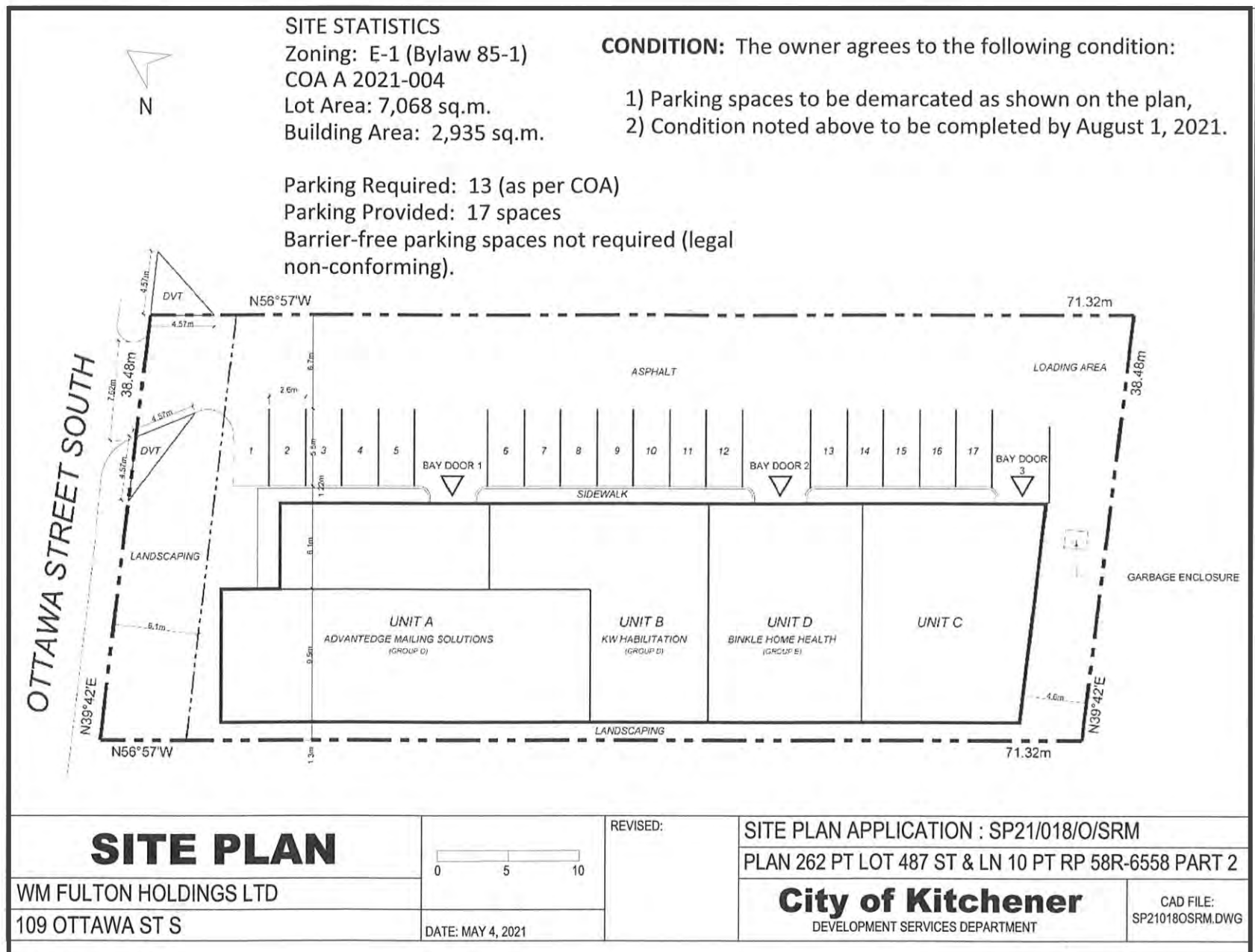
519.743.5211 x 3023 | lester-tobin@coldwellbankerpbr.com



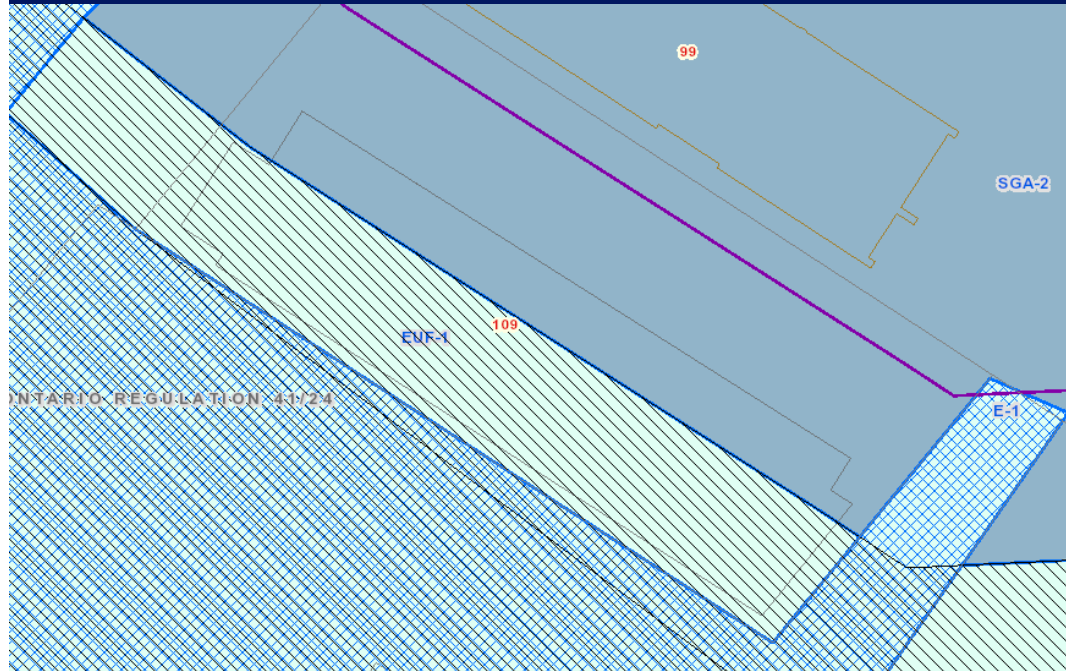
**COLDWELL BANKER
COMMERCIAL**

**PETER BENNINGER
REALTY, BROKERAGE**

SITE PLAN

109 OTTAWA STREET SOUTH
KITCHENER, ON.

DUAL ZONING | EUF-1 & SGA-2.

**EUF-1 INCLUDES THE FOLLOWING:**

- Private Club or Lodge
- Studio
- Warehouse including Wholesaling

Approximately 3,450 SF is permitted in the SGA-2 zoning.
See list SGA-2 uses

All uses are subject to City approval with an Occupancy Certificate.

SGA-2 USES:

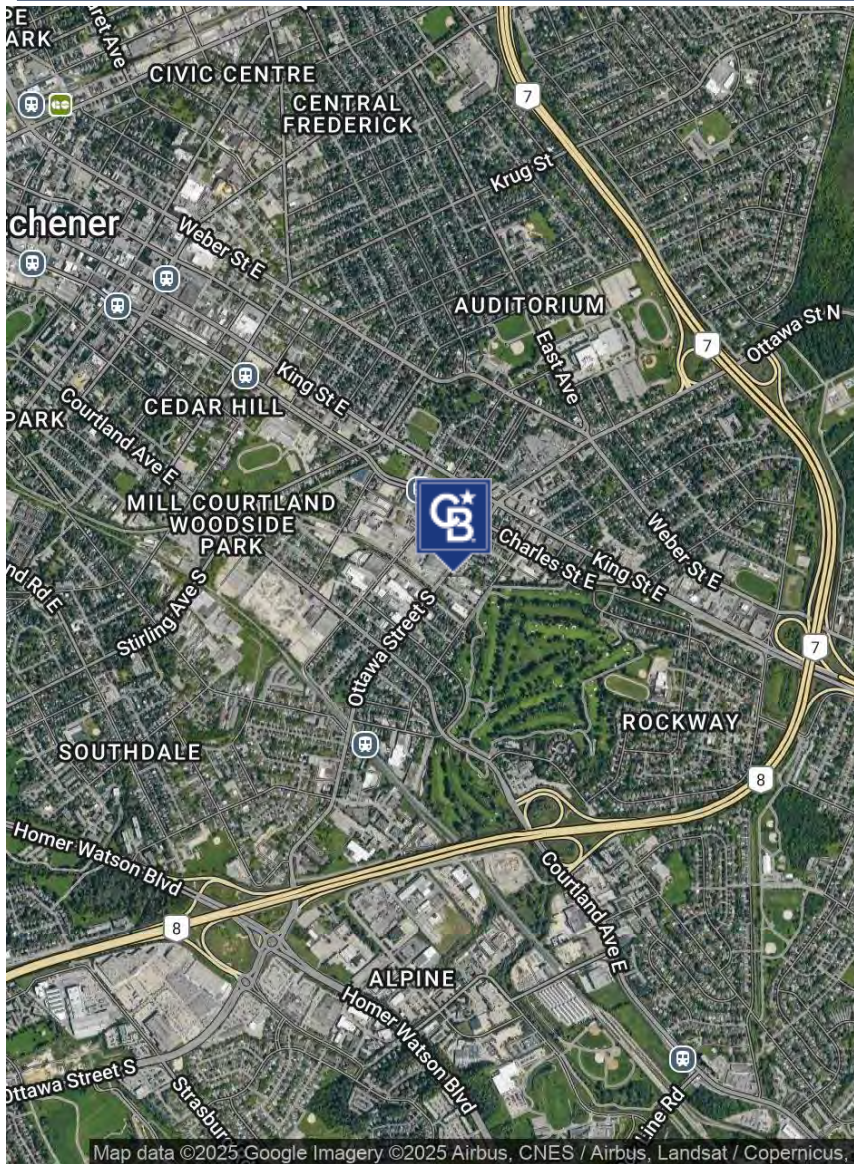
- Adult education school
- Community facility
- Cultural facility
- Day care facility
- Elementary school
- Hospital
- Place of worship
- Post-secondary school
- Secondary school
- Social service establishment
- Artisan's establishment
- Brewpub
- Catering services establishment
- Commercial entertainment
- Commercial parking facility
- Commercial school
- Craftsperson shop
- Financial establishment
- Fitness centre
- Health clinic
- Hotel
- Light repair operation
- Office
- Payday loan establishment
- Pawn establishment
- Personal services
- Pet services establishment
- Print shop
- Restaurant
- Retail
- Veterinary services

Lester Tobin

Sales Representative

519.743.5211 x 3023 | lester-tobin@coldwellbankerpbr.com

PROPERTY LOCATION

109 OTTAWA STREET SOUTH
KITCHENER, ON.

Nestled in the heart of Kitchener's vibrant South-End, 109 Ottawa Street South occupies a prime position along one of the city's key arterial corridors. This location offers an ideal blend of visibility, accessibility, and community energy.

STRATEGIC THOROUGHFARE & CONNECTIVITY : Ottawa Street South is a major north-south route in Kitchener, designated as a regional arterial road, which ensures strong traffic flow and high exposure. The site is very well connected by transit: nearby bus stops are within a 100–170 m walk, and the Kitchener City Hall LRT station is approximately 560 m (around 10 minutes) away, offering rapid transit to key regional destinations. In addition, Kitchener's regional and commuter rail services (GO and VIA) are accessible: the Kitchener Station is about a 320 m (7-minute) walk from the site.

LOCAL CONTEXT & LAND USES : The immediate surroundings are a mix of commercial and community-oriented uses. To the north lies King Street East, which hosts a variety of businesses including banks, offices, and automotive services. Adjacent to the site, you'll also find smaller-scale local commercial properties, while further north there is a stable, low-rise residential neighbourhood.

PEDESTRIAN & ACTIVE TRANSPORTATION : Ottawa Street offers on-street cycling options and easy access to the popular Iron Horse Trail, providing excellent connectivity for pedestrians and cyclists and supporting a highly walkable, transit-friendly environment.

TRANSPORTATION & FUTURE GROWTH: The area is primed for continued growth, with Ottawa Street South designated as a key arterial route supporting strong connectivity and development potential. Planned transit expansion further enhances the site's appeal, making it an excellent opportunity for redevelopment or adaptive reuse.

Lester Tobin

Sales Representative

519.743.5211 x 3023 | lester-tobin@coldwellbankerpbr.com

**COLDWELL BANKER
COMMERCIAL****PETER BENNINGER
REALTY, BROKERAGE**

CONTACT FOR MORE INFORMATION

Lester Tobin

Sales Representative

Coldwell Banker Commercial
Peter Benninger Realty, Brokerage
508 Riverbend Drive,
Kitchener, ON. N2K 3S2

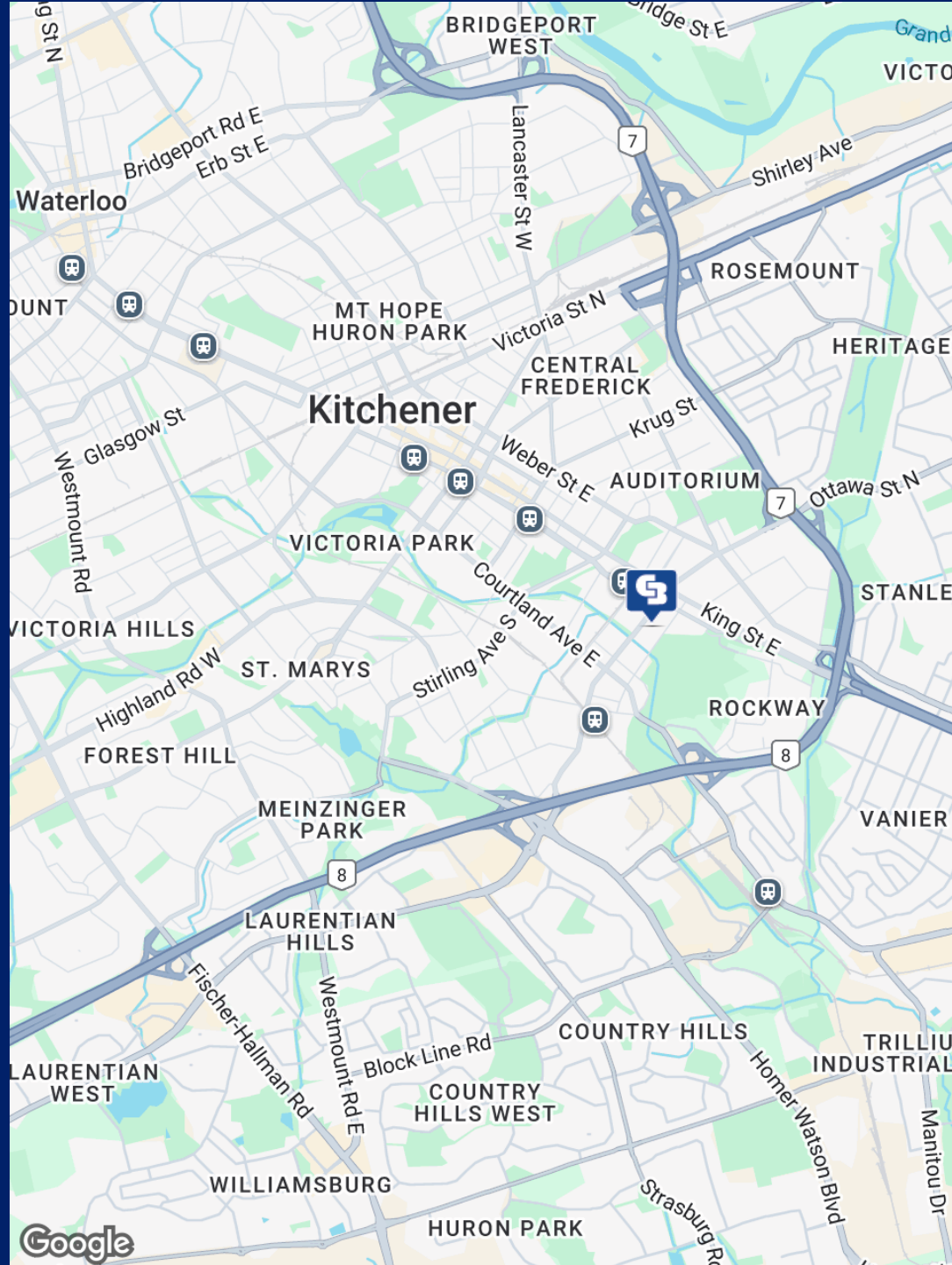
P: 519 743 5211 x 3023
Lester-tobin@coldwellbankerpbr.com
www.coldwellbankercommercial.ca



**COLDWELL BANKER
COMMERCIAL**

PETER BENNINGER
REALTY, BROKERAGE

©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. 203BW1_CBC_9/20



Form 560

for use in the Province of Ontario

BETWEEN: **Coldwell Banker Peter Benninger Realty, Brokerage** (the Confidential Information "Provider")
(Seller/Buyer/Landlord/Tenant/Brokerage)**AND** (the Confidential Information "Recipient")
(Seller/Buyer/Landlord/Tenant/Brokerage/Advisor/(Other))**CONCERNING:** confidential or proprietary information described as: **Financial Information**

..... (the "Confidential Information") to be provided to the Recipient upon execution of this Agreement;

FOR THE PROPERTY KNOWN AS: (This section is optional if the Property is not to be identified until after execution of this Agreement)..... **109 Ottawa Street South Kitchener ON N2G 3S8** (the "Property")

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confidentiality Agreement, "Provider" includes the employees and principals of the Provider and "Recipient" includes the employees and principals of the Recipient, the employees, agents, advisors, consultants and lenders of the Recipient's principal and the parties specifically authorized under this Agreement to receive the Confidential Information. "Confidential Information" includes written, electronic and verbal information designated in this Agreement as confidential or proprietary.

TERMS: In consideration of receiving the Confidential Information from the Provider, the Recipient agrees to hold and treat the Confidential Information in the strictest confidence and agrees not to disclose the Confidential Information to any party who has not been authorized under this Agreement to receive

the Confidential Information. This Agreement authorizes the Recipient to share the Confidential Information with.....

The Confidential Information is provided for the sole and limited use by the Recipient, including the parties specifically authorized under this Agreement to receive the Confidential Information. If the Recipient intends to disclose any or all of the Confidential Information to any other party who is not authorized under this Agreement to receive the Confidential Information, the Recipient agrees to enter into a Confidentiality Agreement with the other party on the same terms and conditions as included herein and obtain the Provider's written authority prior to releasing the Confidential Information to the other party.

The Recipient shall be liable to the Provider for any non-compliance of this Confidentiality Agreement by the Recipient and for any disclosure of the Confidential Information by any other party who has received the Confidential Information from the Recipient.

The Recipient agrees to make all inquiries and communications concerning the Confidential Information and the Property through the Provider. The Recipient agrees not to contact anyone other than the Provider for additional information about the Property, including employees, tenants, business contacts, suppliers, government agencies, etc., or to inspect the Property, without the prior written consent of the Provider.

If the Recipient is no longer interested in continuing negotiations for the Property or completing a transaction with the Provider, the Recipient agrees to return all written Confidential Information to the Provider and to destroy any written and electronic copies in the Recipient's possession.

The Recipient agrees that any investigations of the Property are at the sole risk and expense of the Recipient and the Provider will not be liable for any costs related to such investigations or due diligence without the express written authorization from the Provider.

The Provider is not liable for the accuracy or completeness of the Confidential Information and is not liable in any way to the Recipient as a result of providing the Confidential Information to the Recipient.

Any liability or dispute arising out of this Confidentiality Agreement, or any non-compliance with this Agreement shall be subject to and governed by the laws of the Province of Ontario, Canada.

The Recipient executing this Agreement agrees to inform any Recipient of the Confidential Information that the information is confidential.

PRIVACY: Each of the Provider and Recipient represent and warrant to the other that each has complied with the provisions of the *Personal Information Protection and Electronic Documents Act* and will continue to do so and, if required, each will provide an authorized contact to the other for matters concerning personal information.

Signature of Provider/Authorized Representative:Company..... **Coldwell Banker Peter Benninger Realty, Brokerage**

Lester Tobin, Sales Representative

(Provider/Authorized Representative/Signing Officer) (Date)

Address..... **508 Riverbend Drive****Kitchener, ON. N2K 3S2****519-743-5211**

(Tel. No.)

519-748-8009

(Fax No.)

Signature of Recipient/Authorized Representative:

Company..... ..

(Recipient/Authorized Representative/Signing Officer) (Date)

Address..... ..

(Tel. No.)

(Fax No.)

R The trademarks REALTOR®, REALTORS®, MLS®, Multiple Listing Services® and associated logos are owned or controlled by The Canadian Real Estate Association (CREA) and identify the real estate professionals who are members of CREA and the quality of services they provide. Used under license.

© 2020, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.