



Rare heavy industrial land available for sale or lease

96 Ardelt Avenue, Kitchener

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Industrial opportunity for sale or lease

This rare Heavy Industrial zoned infill site offering is available for sale or lease and is located directly along Highway 8. The subject property is a square +/- 9 acre parcel that has been graded and graveled and is shovel ready for development with servicing located at the lot line. Although zoned M-4 Heavy Industrial, there is a site specific policy that allows for 100% office.

Through severance, access will be provided via Ardel Place, providing easy access to major shipping routes via Highway 8 with an interchange less than 1,000 metres from the site. Surrounded by industrial development with continued investments being carried out in the immediate area targeting employment growth.

9.083 acres

Lot size

M-4

Zoning

At lot line

Services

Unpriced

Asking price / rate



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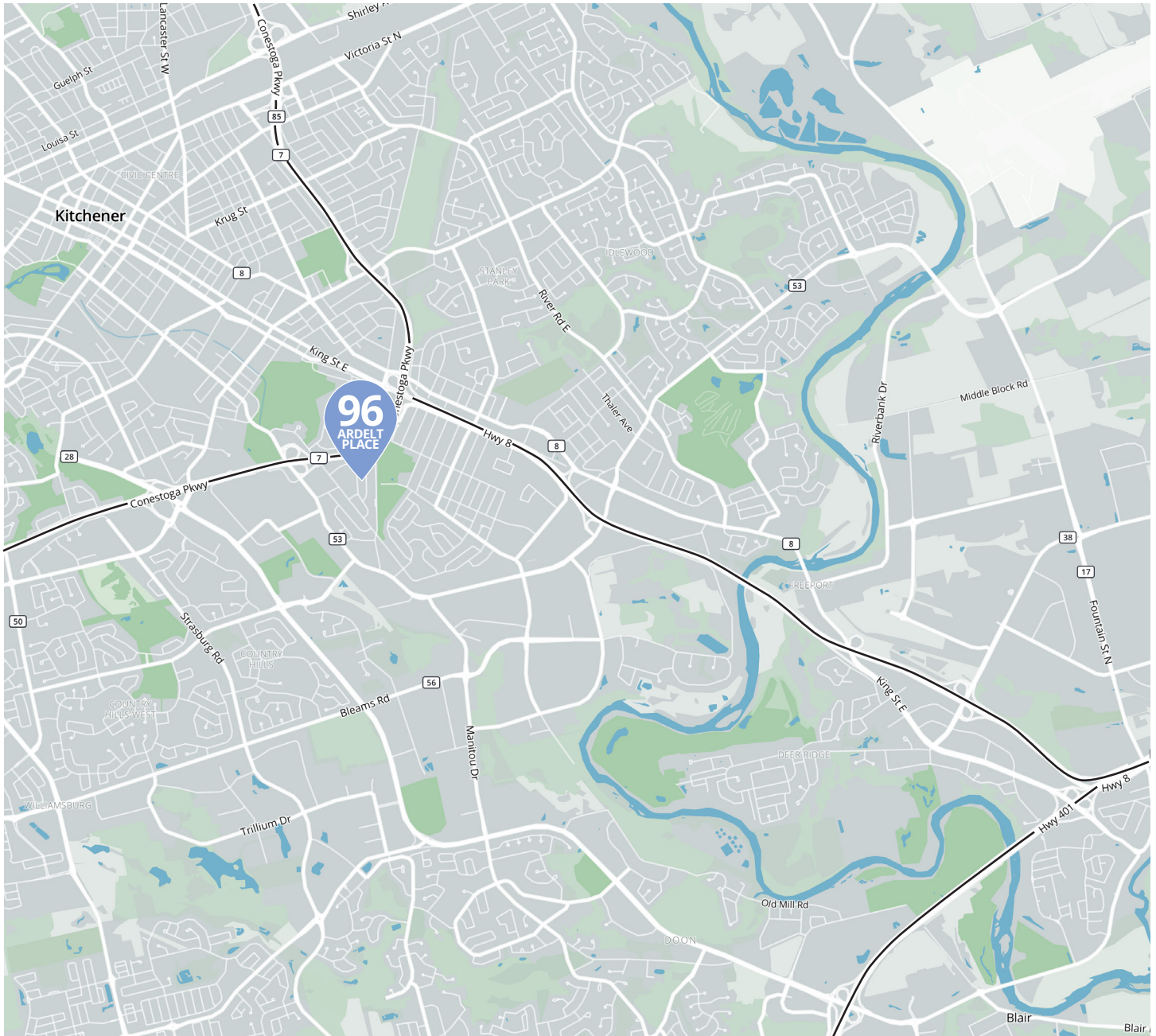
10km radius demographics

390,234
Population

338,052
Daytime population

\$74,997
Median hshld income

37.2
Median age



Get more information

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