



96 DUKE ST W

Kitchener, ON

BR

BENJAMINS REALTY
INC.



Property Specifications

Legal Description	PT LTS 5 & 6 NORTH OF DUKE STREET AND WEST OF YOUNG STREET, A.C. WEBER'S SURVEY, PLAN 401 AND PT LOTS 6 & 7, SOUTH OF WEBER STREET AND WEST OF YOUNG STREET, D. WEBER'S SURVEY, PLAN 401, BEING PTS 5, 6 & 7 ON 58R-11292. TOG WITH 1400125; S/T 1392006. KITCHENER.
Intersection	Duke St. and Young St.
Total Site Area	.503 Acres
Parking Spaces	35-38 (seasonally dependent)
Zoning	D4 (no height restriction)
# of Units	17 - One bedroom, One bathroom, varying size
Total Square footage (GSI)	11,340 sq. ft. (Exterior measurement includes lower level)



Property Highlights



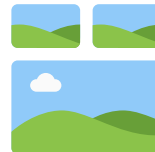
To see a flyover and discussion of the site
click the aerial photo above



- **Development Potential**
- **30+ Stories**
- **No Height Restrictions**
- **Planner Reviewed Site**
- **Existing Multi-family**



[Zoning
Information](#)



[Photos and
Floor Plans](#)

Developers and builders, bring your creative vision to downtown Kitchener. Just over one-half of an acre on this parcel (.503 acres), set directly across from City Hall and beside the Central LRT station. Only a 600m walk to the future Waterloo Region transit hub, 400 m to Gaukel and Victoria Park, 750m to the Central library while the arts and entertainment of downtown Kitchener are all on the doorstep. Ask for a copy of our study from LandPro, showing the possibility for a residential tower 30+ stories on this site.



Location Highlights



96 Duke St West



Arts District



Future Transit Hub



Kitchener City Hall



Victoria Park



Google Headquarters



Rent Roll & Financials

Income

	Monthly	Annually
Unit 101	\$756.79	\$9,081.48
Unit 102	\$1,097.89	\$13,174.68
Unit 103	\$1,495.00	\$17,940.00
Unit 104	\$780.58	\$9,366.96
Unit 105	\$1,270.78	\$15,249.36
Unit 201	\$873.41	\$10,480.92
Unit 202	\$1,343.30	\$16,119.60
Unit 203	\$1,350.00	\$16,200.00
Unit 204	\$1,295.59	\$15,547.08
Unit 205	\$1,465.00	\$17,580.00
Unit 206	\$1,239.57	\$14,874.84
Unit 301	\$1,343.30	\$16,119.60
Unit 302	\$814.35	\$9,772.20
Unit 303	\$0.00	\$0.00 *Vacant
Unit 304	\$1,270.69	\$15,248.28
Unit 305	\$1,420.00	\$17,040.00
Unit 306	\$1,358.13	\$16,297.56
	+	
Total Rent:	\$19,174.38	\$230,092.56

Gross Income: \$230,092.56

Expenses

	Monthly	Annually
Insurance	\$541.67	\$6,500.00 (Estimate)
Culligan Water Softener	\$46.83	\$561.96
Water	\$677.93	8,135.19
Hydro	\$1,399.12	\$16,789.45
Taxes	\$2,744.97	\$32,939.62
	+	
Total Expense:	\$5,410.52	\$64,926.22

Net Operating Income: 165,166.34



Building Kitchener Point Form

- **Booming Tech Sector:** Kitchener-Waterloo, often referred to as the "Silicon Valley of the North," is home to a thriving tech industry. The presence of major tech companies, startups, and research institutions creates a strong demand for commercial and residential properties, making it an ideal location for developers looking to cater to tech professionals and businesses.
- **Economic Growth:** Kitchener has experienced consistent economic growth, driven by a diverse range of industries beyond tech, including manufacturing, healthcare, and finance. This economic stability provides a favourable environment for real estate development.
- **Innovation Ecosystem:** Kitchener-Waterloo boasts a vibrant innovation ecosystem with a highly educated workforce and a culture of entrepreneurship. Developers can tap into this ecosystem by creating spaces that cater to innovative startups and tech-driven enterprises.
- **Quality of Life:** Kitchener offers an excellent quality of life with access to parks, cultural events, and recreational activities. The city's commitment to sustainability and green spaces makes it an attractive place for families and individuals seeking a balanced urban lifestyle. Highlights include our universities, music festivals and Oktoberfest.
- **Proximity to Toronto:** Kitchener is conveniently located within commuting distance of Toronto, one of Canada's major economic hubs. This proximity allows residents to access job opportunities in Toronto while enjoying a more affordable cost of living in Kitchener.
- **Government Support:** The local government often encourages sustainable urban development, making it easier for developers to navigate regulations and permitting processes. Incentives and grants may also be available to promote certain types of development projects.
- **Transit Infrastructure:** Kitchener has invested in improving its transportation infrastructure, including public rail transit and road networks. Developers can take advantage of these improvements to create properties with excellent accessibility.
- **Growing Population:** Kitchener's population has steadily increased, creating a demand for more housing and commercial spaces. Developers can capitalize on this growth by providing well-designed and modern properties to meet the needs of the expanding community.



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