

Commercially Zoned (COM-3) Development Site
6 EXECUTIVE PLACE, KITCHENER, ON



HWY 401

SUBJECT LAND



URBAN LAND GROUP

GOING BEYOND THE TRANSACTION

www.urbanlandgroup.ca

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Our Land *Expert*



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Site Overview

Urban Land Group is pleased to present this prime Commercially Zoned (COM-3) Development Site at Kitchener, ON.

Situated in a thriving commercial district, this site offers a prime location for businesses and investors alike. This versatile property is strategically positioned to provide excellent connectivity and accessibility, making it ideal for a range of uses.

Key Features:

- **Location:** Located in Kitchener's business hub, with easy access to major highways and public transit.
- **Zoning:** Commercially zoned, suitable for office spaces, retail establishments, mixed-use developments, hotel, industrial warehouse or school.
- **Proximity:** Close to key amenities, including shopping centers, dining options, and professional services.
- Full municipal services available within the city right-of-way directly in front of the property.

This property presents a unique opportunity to establish or expand your presence in one of Kitchener's most dynamic areas whether for development or immediate use.


***Buyer is responsible to confirm all the details.*



 Total Size
2.005 ± Acres (Approx.)

 Zoning
COM-3

 Asking Price
Contact Us for Pricing Info

 Frontage
131.23 ft.

 PIN
227350049

Permitted Uses

COM-3: Arterial Commercial

The purpose of this zone is to accommodate the retailing of bulky, space intensive goods; and service commercial uses predominately serving the travelling public within Arterial Corridors.

- Amusement Park
- Artisan's Establishment
- Automotive Detailing and Repair Operation
- Brewpub
- Car Wash
- Catering Service Establishment
- Commercial Entertainment
- Commercial School
- Computer, Electronic, Data Processing, or Server Establishment
- Conference, Convention or Exhibition Facility
- Convenience Retail
- Craftperson Shop
- Day Care Facility
- Drive-Through Facility
- Financial Establishment
- Fitness Centre
- Funeral home
- Gas Station
- Health Clinic
- Heavy Repair Operation
- Hotel
- Large Merchandise Retail
- Light Repair Operation
- Manufacturing
- Office
- Personal Services
- Pet Services Establishment
- Place of Worship
- Print Shop
- Propane Retail Outlet
- Research and Development Establishment
- Restaurant
- Retail of Motor Vehicles and Major Recreational Equipment
- Towing Compound
- Tradesperson or Contractor's Establishment
- Transportation Depot
- Veterinary Services
- Warehouse

Ideal Permitted *Uses*

HOTEL



WAREHOUSE



PLACE OF WORSHIP



SPORTS FACILITY



COMMERCIAL SCHOOL



Location *Map*



Area Amenities

LEGEND

 Highway 401

 **Doon Public School**



Tim Hortons



SUBJECT SITE



amazon fulfillment



Arial Drone Shots



Residence & Conference Centre

CONESTOGA COLLEGE

AMAZON FULFILLMENT CENTER

SUBJECT LAND

HWY 401



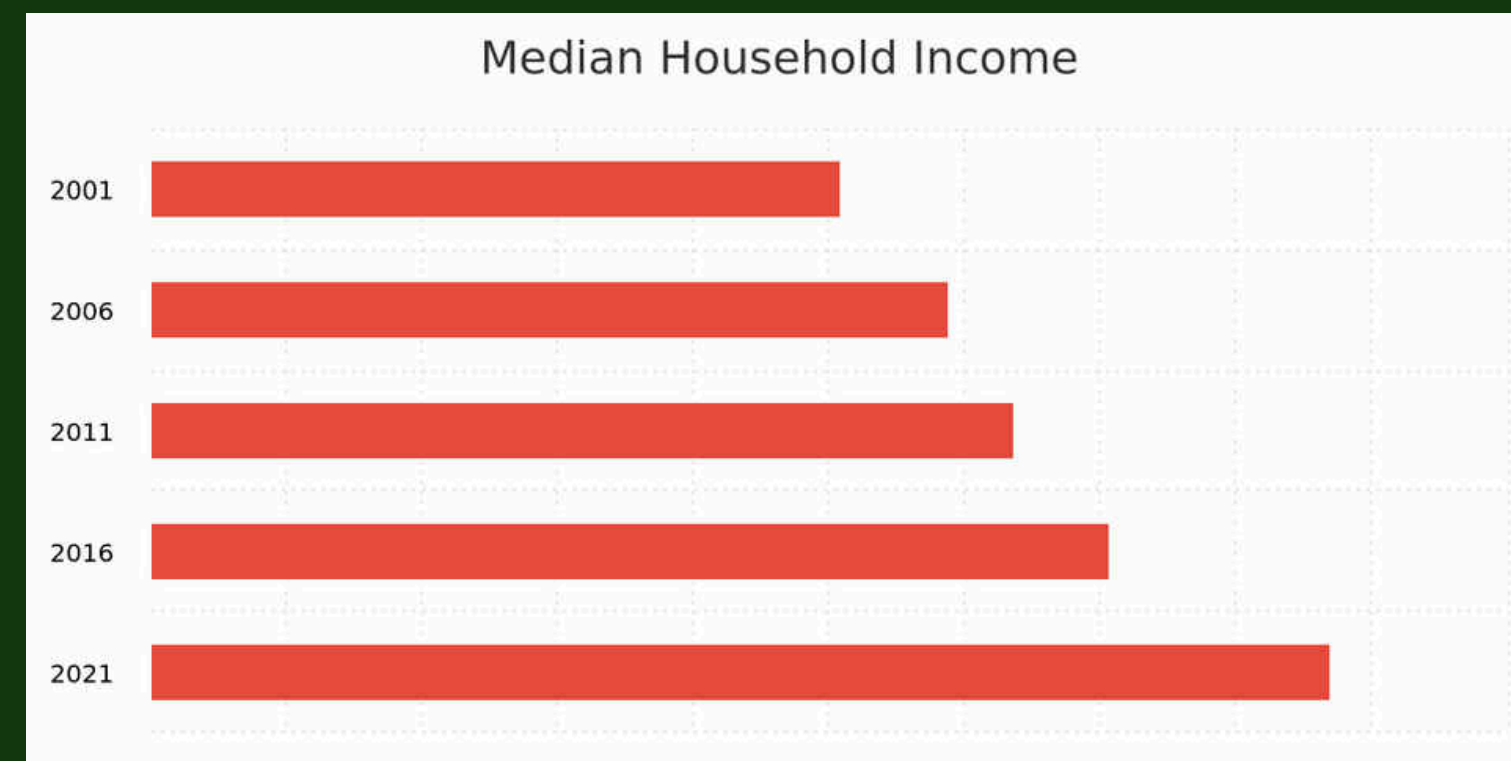
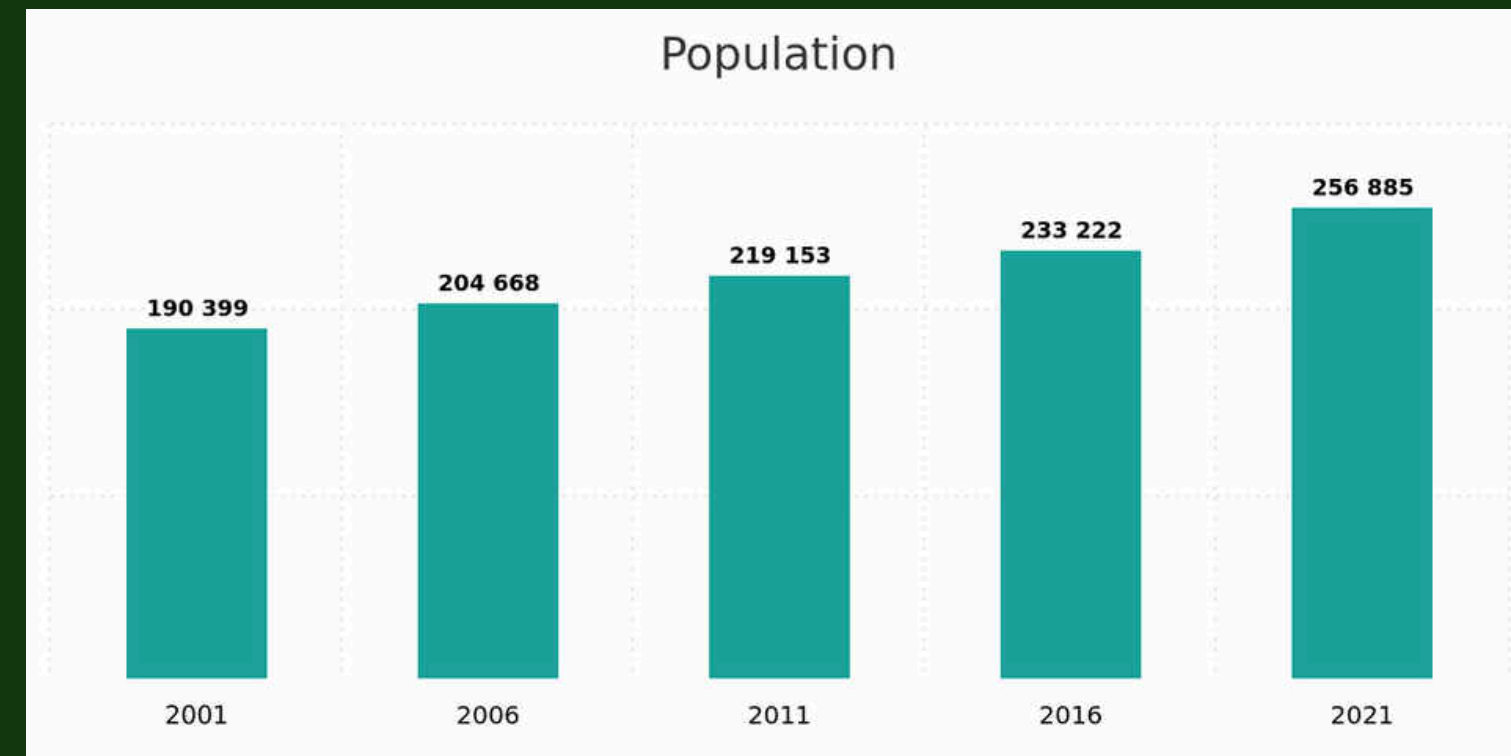
Area Overview - *Kitchener, ON*



Kitchener, located in the heart of Southwestern Ontario, is a thriving city known for its rich history, dynamic economy, and vibrant community. As part of the Waterloo Region, alongside Waterloo and Cambridge, Kitchener offers a unique blend of urban convenience and small-town charm.

Key Features:

- **Strategic Location:** Just 100 km west of Toronto, Kitchener is easily accessible via Highway 401 and offers excellent transportation options, including GO Transit, VIA Rail, and the ION Light Rail Transit (LRT).
- **Economic Hub:** The city is a key player in Canada's tech and innovation sector, often referred to as "Silicon Valley North." It's also home to a strong manufacturing base and thriving healthcare and education industries.
- **Cultural Richness:** With its German heritage, Kitchener hosts the world-famous Kitchener-Waterloo Oktoberfest, North America's largest Bavarian festival. A diverse arts and culture scene, including galleries, theaters, and festivals, adds to its appeal.
- **Educational Excellence:** Close proximity to top-tier institutions such as the University of Waterloo and Wilfrid Laurier University fosters a highly educated workforce and innovation-driven environment.
- **Recreational Opportunities:** Kitchener offers numerous parks, trails, and conservation areas, perfect for outdoor enthusiasts. The Grand River, a Canadian Heritage River, provides opportunities for canoeing, fishing, and scenic walks.
- **Growing Real Estate Market:** The city is experiencing rapid growth, with ongoing residential and commercial developments. Downtown Kitchener is being revitalized, attracting businesses and residents alike.
- **Community and Diversity:** Known for its multicultural and welcoming community, Kitchener is a place where people from all backgrounds feel at home.



Source: <https://townfolio.co/on/kitchener/demographics>

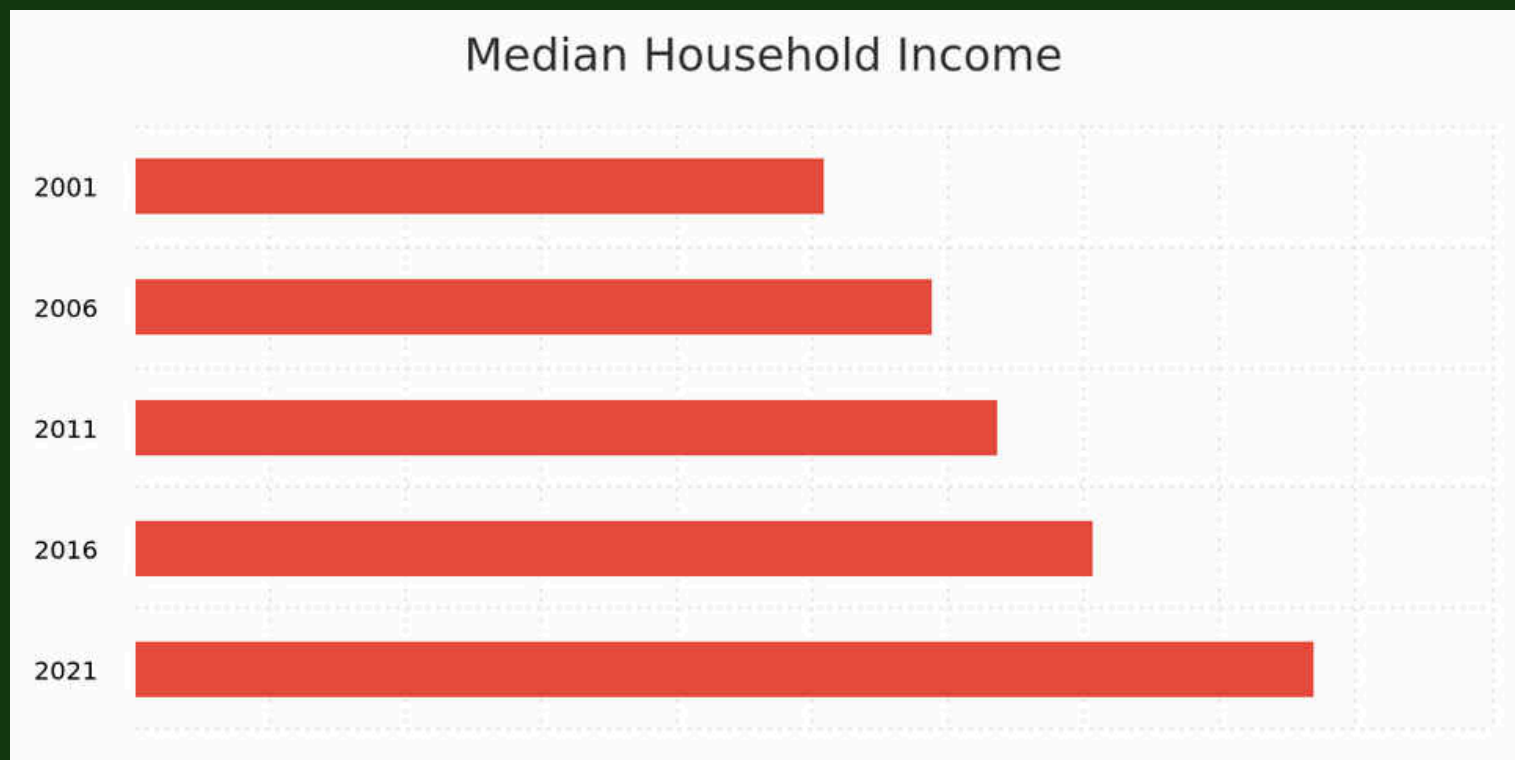
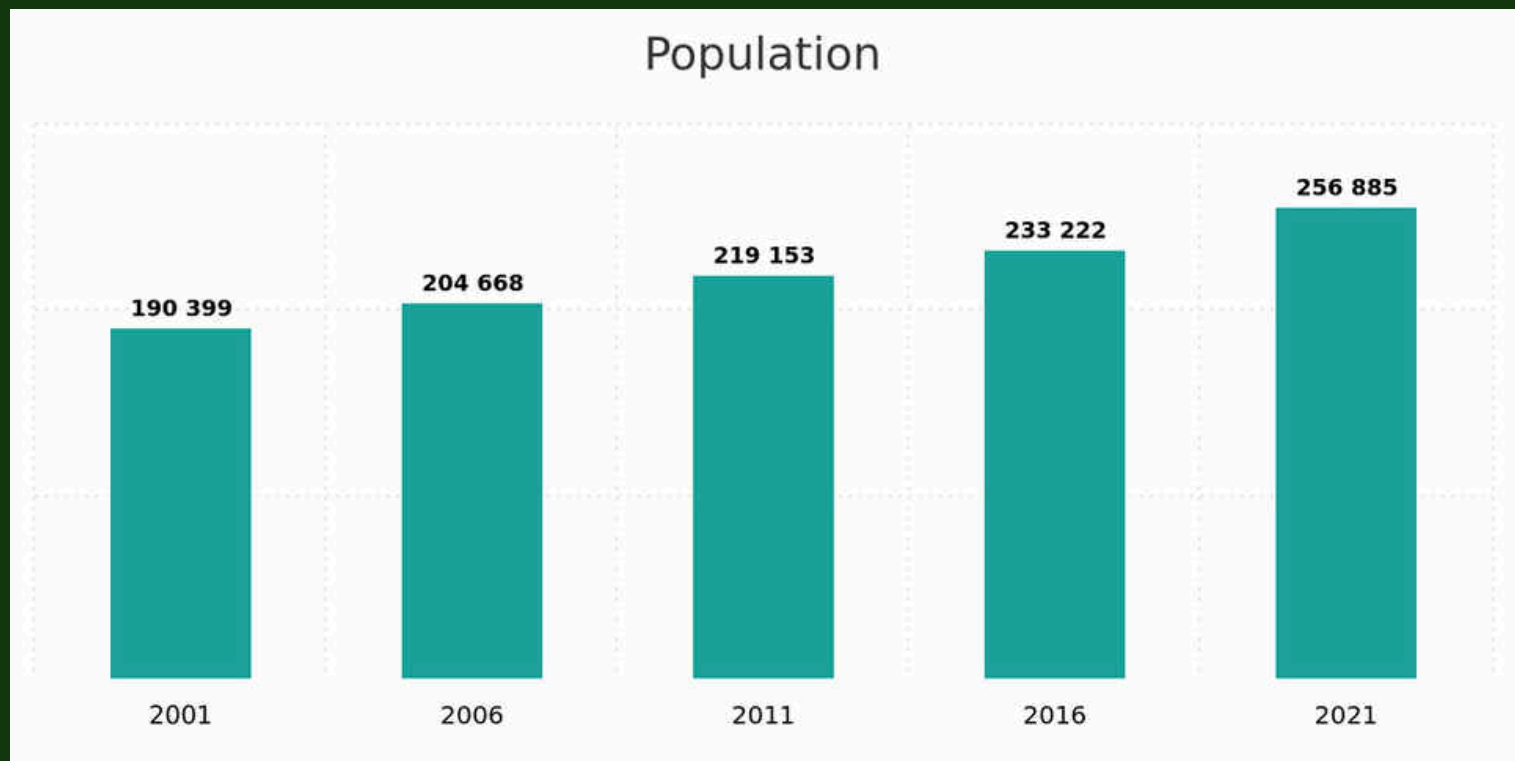
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