



**CUSHMAN &
WAKEFIELD**
Waterloo Region



HWY 7/8

KING STREET EAST

HWY 401

FOR
SALE

DEVELOPMENT
LAND OPPORTUNITY

4611 KING STREET EAST
KITCHENER



DEMOGRAPHICS (3KM)



POPULATION
19,388



AVERAGE HOUSEHOLD INCOME
\$111,948



TRANSIT SCORE
41



WALK SCORE
28

PROPERTY DETAILS

LOCATION

The Property is located on King Street East, just beyond the on/off ramp for HWY 401. The immediate area around the Property is predominately commercial properties, with both residential and industrial uses in the surrounding area. The Property is well positioned to draw customers from around the Region as it is located directly off HWY 401.

DEVELOPMENT POTENTIAL

The subject Property is designated COM-3 (Arterial Commercial). This corridor along King Street East will see Phase 2 of the ION LRT from Kitchener-Waterloo to Cambridge. Two properties, 4396 King Street East and 4220 King Street East, along this corridor are going through Official Plan amendments to rezone from COM-3 to Mixed Use. Given Phase 2 of the ION LRT is planned to go through this section of King Street East coupled with 2 other properties that are going through Official Plan amendments, the Property is well situated for a mixed-use development.

SITE/PROPERTY DESCRIPTION

The total site area of the Property is 1.823 acres with 237.00 feet of frontage on King Street East. The property is currently vacant and unimproved.

PRICE \$3,400,000.00

PIN 227331009

LEGAL DESCRIPTION PT LT 24 CON BEASLEY'S BROKEN FRONT TWP OF WATERLOO AS IN 424836 & 409409, SAVE & EXCEPT PT 10 ON EX. PLAN WR1323966 SUBJECT TO AN EASEMENT IN GROSS OVER PART 11 ON EX. PLAN WR1323966 UNTIL 2024/12/31 AS IN WR1323966 CITY OF KITCHENER

SITE AREA 1.823 acres

FRONTAGE 237.00 ft

ZONING 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 traveling public. Allowed uses include commercial entertainment, commercial school, convenience retail, day care facility, drive-thru facility, financial establishment, fitness centre, health clinic, hotel, large merchandise retail, manufacturing, office, personal services, pet services, place of worship, print shop, research and development establishment, restaurant, veterinary services, warehouse.

OFFICIAL PLAN Commercial



OFFERING PROCESS

Imperial will consider the submission of Expressions of Interest (“EOI”) on Imperial’s standard form, a copy of which shall be provided to qualified purchasers. Interested parties shall submit the EOI on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor’s standard Offer to Purchase (OTP) form. All Expressions of Interest must be received by the Vendor’s Exclusive Agent, Cushman and Wakefield, on a date to be provided by the listing agent.

EOI’s are to be delivered to: **CUSHMAN & WAKEFIELD WATERLOO REGION LTD., BROKERAGE**
c/o Bob Vrenjak, Fraser Vrenjak, Benjamin Bach

All inquiries regarding the Property or any information contained in this brochure should be directed to the Advisor as exclusive agents for the Vendor.

FOR MORE INFORMATION, CONTACT:

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**Broker *Sales Representative