



## 53 Queen St. S. Kitchener

**ASKING PRICE**  
**\$2,600,000.00**

**0.081 ACRES**



**HOMELIFE POWER REALTY INC.**  
Brokerage\*  
385 Frederick Street Unit 32  
KITCHENER, ON, N2H 2P2  
[www.4mcommercialgroup.com](http://www.4mcommercialgroup.com)  
\*Independantly Owned and Operated

**Rob Piombini**  
Broker  
519.590.9488 Mobile  
519.885.8810 Office  
[rpiombini@4mcommercialgroup.com](mailto:rpiombini@4mcommercialgroup.com)

**Dalibor Radulovic**  
Sales Representative  
519.781.7000 Mobile  
519.885.8810 Office  
[dradulovic@4mcommercialgroup.com](mailto:dradulovic@4mcommercialgroup.com)

# OVERVIEW

Retail building with development opportunity at the busy intersection in downtown Kitchener. Adjacent to high-end retail and in affluent neighborhood, as well as a huge population base of nearby patrons. Ample parking and terrific visibility.

## PROPERTY HIGHLIGHTS

Great visibility  
Daily Traffic Counts 16,464  
Signage  
Residential Apartments  
Retail Space

## PROPERTY SUMMARY

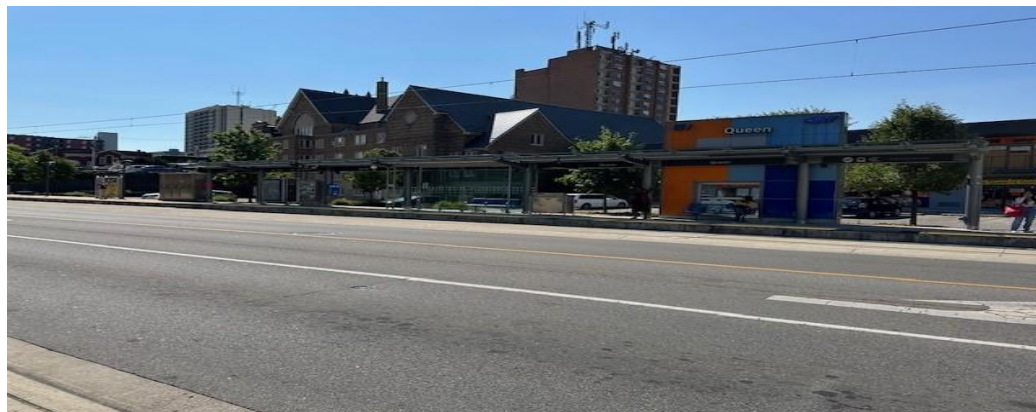
Asking Price: **\$2,600,000.00**  
Lot Size: **0.081 Acres**  
Zoning: **D-1 COMMERCIAL-RES**

## LOCATION HIGHLIGHTS

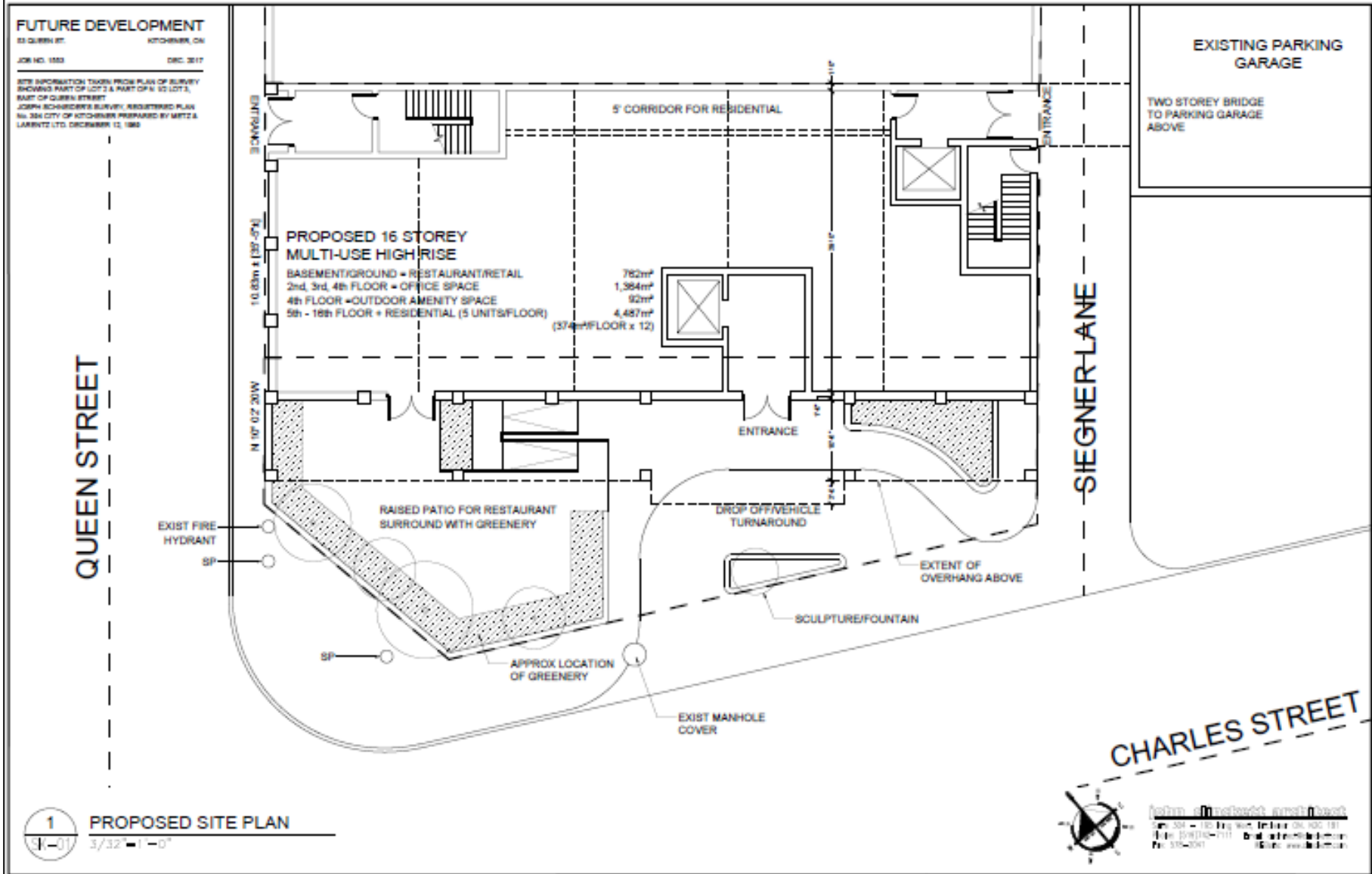
Affluent area  
High demand neighborhood  
Downtown Kitchener  
ION Light Rail



# PROPERTY PHOTOS



# Mixed-Use Development



# Mixed-Use Development

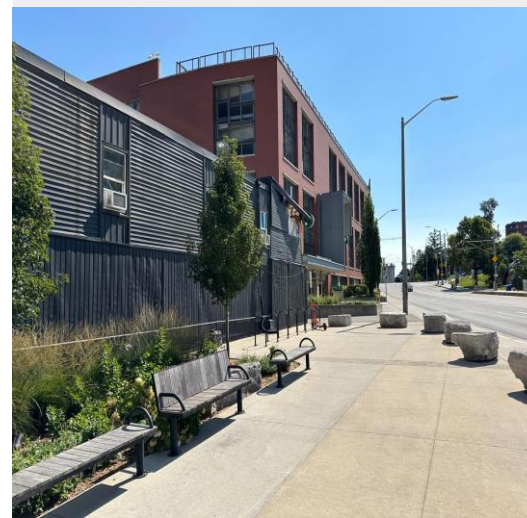
PROPOSED 16 STOREY  
MULTI-USE HIGH RISE  
BASEMENT/GROUND =  
RESTAURANT/RETAIL  
2nd, 3rd, 4th FLOOR = OFFICE  
SPACE  
4th FLOOR = OUTDOOR AMENITY  
SPACE  
5th - 16th FLOOR + RESIDENTIAL  
(5 UNITS/FLOOR)



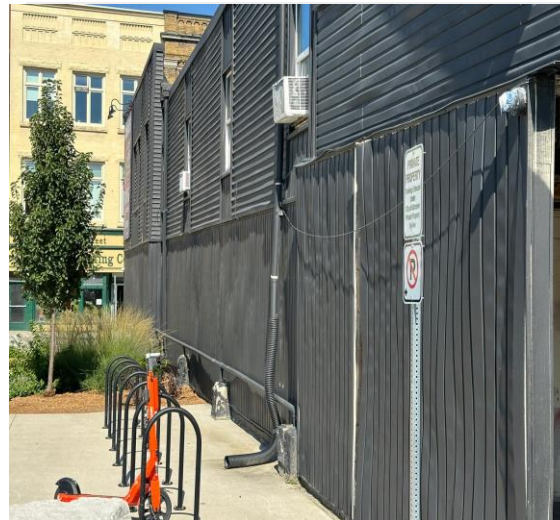
# UNIT PROFILES



**“Sativa Bliss”**  
Store is \$4500/month NNN carrying most of property tax and insurance cost. Separate hydro meter.



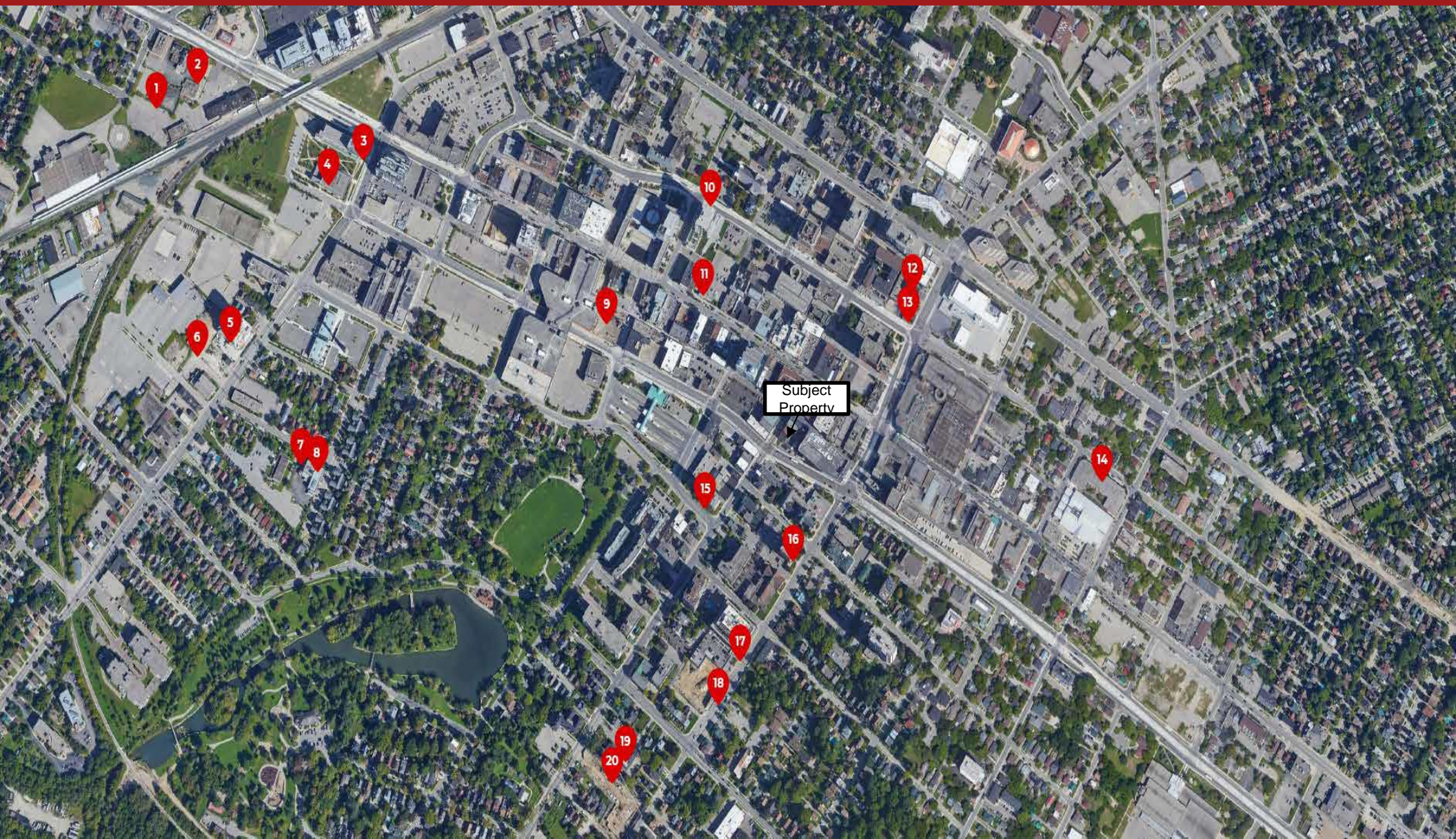
Unit 1  
4-BEDROOMS.  
1 BATHROOM  
1,500 SQ.FT.  
\$2,600.00 per  
Month



Unit 2  
3-BEDROOMS.  
1 BATHROOM  
1,700 SQ.FT.  
\$2,200.00 per  
Month

Under Renovations

# AREA HOUSING DEVELOPMENT



- |                               |                          |                              |                            |                           |
|-------------------------------|--------------------------|------------------------------|----------------------------|---------------------------|
| 1. Vanmar Developments        | 5. One Hundred           | 9. Charles st W              | 13. In8 Developments       | 17. Arrow Lofts           |
| 2. Sixo                       | 6. 104 Garment           | 10. City Centre Condominiums | 14. The Market Lofts       | 18. Benton / Courtland    |
| 3. 1 Victoria                 | 7. Momentum Developments | 11. Young Condos             | 15. Queen's Place          | 19. Polocorp Inc.         |
| 4. Centre For Family Medicine | 8. ONE HUNDRED           | 12. DTK Condos               | 16. 64 Benton Condominiums | 20. Barra on Queen condos |

# COMMUNITY OVERVIEW

With a population of over 620,000 in the Region of Waterloo, the city of Kitchener with over 240,000 residents offers big-city excitement, without losing its small-town charm. The city's deep Germanic roots and history are most evident during the annual Kitchener-Waterloo Oktoberfest, the largest celebration of all things Bavarian outside of Germany. Come join in the fun as the entire city dusts off its lederhosen and dirndls to polka and sing from morning till night during this 9-day festival.

Kitchener also celebrates its rich cultural heritage through its many intriguing museums. Visit the historic Homer Watson House and Gallery and learn about one of Canada's most celebrated masters, or stroll through the Waterloo Region Museum and Doon Heritage Village to experience firsthand what life was like in Waterloo County in 1914. Twenty-two historic buildings and period costumed interpreters bring the past to vibrant life.





# CONTACT INFORMATION



**Rob Piombini**

Office: 519.885.8810

Cell: 519.590.9488

[rpiombini@4mcommercialgroup.com](mailto:rpiombini@4mcommercialgroup.com)



**Chris Mossey**

Office: 519.885.8810

Cell: 519.404.8259

[cmossey@4mcommercialgroup.com](mailto:cmossey@4mcommercialgroup.com)



**Dalibor Radulovic**

Office: 519.885.8810

Cell: 519.781.7000

[dradulovic@4mcommercialgroup.com](mailto:dradulovic@4mcommercialgroup.com)



**Tunde Abiodun**

Office: 519.885.8810

Cell: 519.589.0107

[tabiodun@4mcommercialgroup.com](mailto:tabiodun@4mcommercialgroup.com)

