

# FREESTANDING RETAIL BUILDING FOR SALE

DOWNTOWN KITCHENER

JAMES BOUDREAU  
BROKER

519.743.5211 X 3020 | 519.580.6815  
JBOUDREAU@COLDWELLBANKERPBR.COM



**COLDWELL BANKER  
COMMERCIAL**

PETER BENNINGER  
REALTY, BROKERAGE

LYNNE MACDONALD  
SALES REPRESENTATIVE  
519.888.7110

LYNNEMACDONALD01@GMAIL.COM

**RE/MAX**<sup>®</sup>

Solid Gold Realty (II) Ltd., Brokerage  
Independently Owned and Operated





ASKING PRICE	\$1,265,000
BUILDING SIZE	2,702 SQUARE FEET
LOT SIZE	.095 ACRES
PARKING	ONSITE, 8 SPACES
ZONING	D-1

## PRIME OWNER/USER OPPORTUNITY IN DOWNTOWN KITCHENER

First Time Available in Over 30 Years!

Seize this rare opportunity to acquire a centrally located commercial property in the heart of Downtown Kitchener's thriving growth corridor. Surrounded by existing and future high-rise residential developments, this property offers exceptional accessibility, visibility, and investment potential.

### PROPERTY HIGHLIGHTS:

- ✓ **Size:** ±2,700 sq. ft. over two levels, plus a basement
- ✓ **Prime Location:** Situated along the LRT route for high visibility and easy transit access
- ✓ **Parking:** Onsite parking for approximately 8 vehicles
- ✓ **Versatile Configuration:** Separate hydro meters for each floor, offering the potential for second-floor residential conversion or use as an additional commercial unit

Positioned for long-term value, this asset is ideal for owner/users or investors seeking a strategic foothold in one of Kitchener's most dynamic urban districts.

JAMES BOUDREAU

Broker

Phone: 519.580.6815

Email: [jboudreau@coldwellbankerpbr.com](mailto:jboudreau@coldwellbankerpbr.com)



**COLDWELL BANKER  
COMMERCIAL**  
PETER BENNINGER  
REALTY, BROKERAGE

LYNNE MACDONALD

Sales Representative

Phone: 519.888.7110

Email: [lynnemacdonald01@gmail.com](mailto:lynnemacdonald01@gmail.com)

**RE/MAX**

Solid Gold Realty (II) Ltd., Brokerage  
Independently Owned and Operated

## MAIN | FLOOR PLAN



## MAIN FLOOR

TOTAL GROSS FLOOR AREA 1,105.81 SF

[CLICK TO TOUR](#) 

## SECOND | FLOOR PLAN

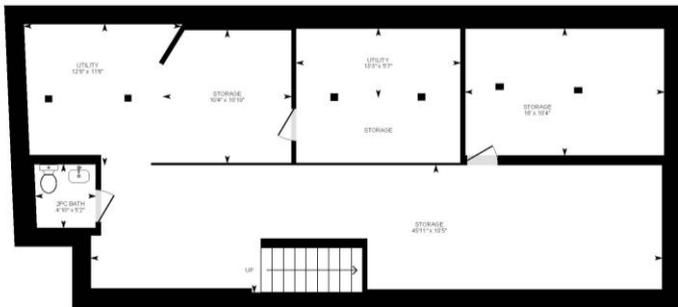


## SECOND FLOOR

SECOND FLOOR PLAN 1,135.33 SF

[CLICK TO TOUR](#) 

## BASEMENT | FLOOR PLAN



## BASEMENT

BASEMENT FLOOR PLAN 1,064.47 SF

[CLICK TO TOUR](#) 



[CLICK TO VIEW PHOTO GALLERY](#)



JAMES BOUDREAU

Broker

Phone: 519.580.6815

Email: [jboudreau@coldwellbankerpbr.com](mailto:jboudreau@coldwellbankerpbr.com)



**COLDWELL BANKER  
COMMERCIAL**

PETER BENNINGER  
REALTY, BROKERAGE

LYNNE MACDONALD

Sales Representative

Phone: 519.888.7110

Email: [lynnemacdonald01@gmail.com](mailto:lynnemacdonald01@gmail.com)

**RE/MAX**<sup>®</sup>

Solid Gold Realty (II) Ltd., Brokerage  
Independently Owned and Operated



JAMES BOUDREAU

Broker

Phone: 519.580.6815

Email: [jboudreau@coldwellbankerpbr.com](mailto:jboudreau@coldwellbankerpbr.com)



**COLDWELL BANKER  
COMMERCIAL**

PETER BENNINGER  
REALTY, BROKERAGE

LYNNE MACDONALD

Sales Representative

Phone: 519.888.7110

Email: [lynnemacdonald01@gmail.com](mailto:lynnemacdonald01@gmail.com)

**RE/MAX**

Solid Gold Realty (II) Ltd., Brokerage  
Independently Owned and Operated



**8 ONSITE SPACES**

**JAMES BOUDREAU**

Broker

Phone: 519.580.6815

Email: [jboudreau@coldwellbankerpbr.com](mailto:jboudreau@coldwellbankerpbr.com)



**COLDWELL BANKER  
COMMERCIAL**

PETER BENNINGER  
REALTY, BROKERAGE

**LYNNE MACDONALD**

Sales Representative

Phone: 519.888.7110

Email: [lynnemacdonald01@gmail.com](mailto:lynnemacdonald01@gmail.com)

**RE/MAX**

Solid Gold Realty (II) Ltd., Brokerage  
Independently Owned and Operated



SUBJECT PROPERTY  
77 ONTARIO ST. S.

JAMES BOUDREAU

Broker

Phone: 519.580.6815

Email: [jboudreau@coldwellbankerpbr.com](mailto:jboudreau@coldwellbankerpbr.com)



**COLDWELL BANKER  
COMMERCIAL**

PETER BENNINGER  
REALTY, BROKERAGE

LYNNE MACDONALD

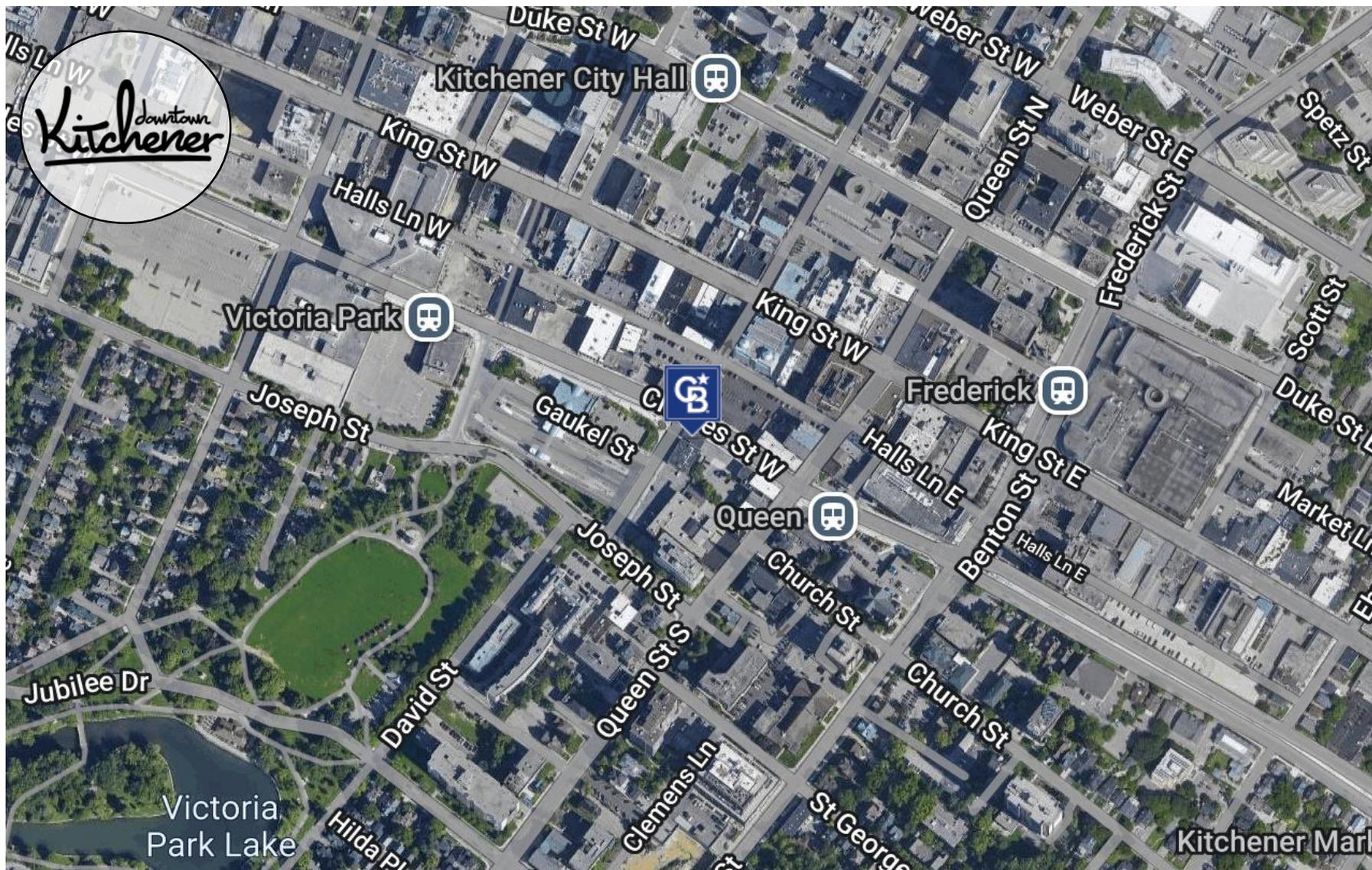
Sales Representative

Phone: 519.888.7110

Email: [lynnemacdonald01@gmail.com](mailto:lynnemacdonald01@gmail.com)

**RE/MAX**

Solid Gold Realty (II) Ltd., Brokerage  
Independently Owned and Operated



JAMES BOUDREAU

Broker

Phone: 519.580.6815

Email: [jboudreau@coldwellbankerpbr.com](mailto:jboudreau@coldwellbankerpbr.com)



**COLDWELL BANKER  
COMMERCIAL**

PETER BENNINGER  
REALTY, BROKERAGE

LYNNE MACDONALD

Sales Representative

Phone: 519.888.7110

Email: [lynnemacdonald01@gmail.com](mailto:lynnemacdonald01@gmail.com)



Solid Gold Realty (II) Ltd., Brokerage  
Independently Owned and Operated

**JAMES BOUDREAU**  
BROKER

C: 519.580.6815 | O: 519.743.5211 X 3020

JBOUDREAU@COLDWELLBANKERPBR.COM



**COLDWELL BANKER  
COMMERCIAL**  
PETER BENNINGER  
REALTY, BROKERAGE

---

**LYNNE MACDONALD**  
SALES REPRESENTATIVE

C: 519.496.3904 | O: 519.888.7110

LYNNEMACDONALD01@GMAIL.COM

**RE/MAX<sup>®</sup>**

Solid Gold Realty (II) Ltd., Brokerage  
Independently Owned and Operated