

\$4,999,000 - 141-a Bloomingdale Road N, Kitchener

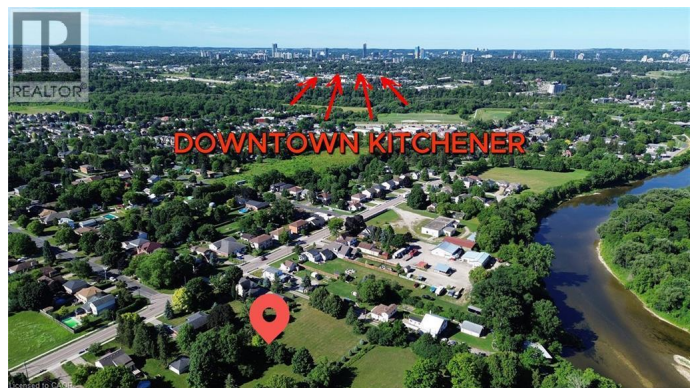
MLS® #40746173

\$4,999,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.52 Acres

122 - Bridgeport, Kitchener, Ontario

Rare Land Assembly in Kitchener â€” 1.9588 Acres with Exceptional Frontage! Builders, developers, and forward-thinking investors â€” this is the opportunity youâ€™ve been waiting for. Welcome to 141â€”145 Bloomingdale Road North, where three parcels come together to form an extraordinary land assembly totaling 85,325 sq. ft. (approx. 1.9588) with 265.67 ft of frontage and approx. 330 ft of depth. The site is predominantly flat, offering a developer-friendly topography that minimizes early-stage site work costs and maximizes design flexibility. This assembly presents the rare chance to reimagine a prime stretch of land in a rapidly growing corridor of Kitchener. Strategic Location with Expansive Potential: Situated just minutes from the confluence of Kitchener, Waterloo, and Guelph. Proximity to key transit arteries, including nearby GO Transit, future LRT expansion, and major highways (Hwy 7, 85, and 401), offers unbeatable access for future residents or commercial tenants alike. Zoning Potential Worth Investigating: Currently designated for low-density use, this land assembly begs the question: what could be possible with the right zoning change? Given the growing demand for housing, intensification policies, and the City of Kitchener's ongoing commitment to thoughtful densification, savvy developers will see the future here. This is your invitation to initiate discussions with planning staff and unlock the full potential of the site. Highlights: 3 Parcels



Assembled | Totaling 1.9588 Acres. 265+ Ft Frontage on Bloomingdale Rd N. Flat, Rectangular Configuration. Public Transit Accessibility + Close to GO Stations. Easy Access to Universities, Tech Hubs, and Employment Nodes. Located within a region undergoing rapid urban expansion and infill development. This is more than just land â€” it's a blank canvas in a high-demand market. Reach out today to explore what your vision could look like at 141â€”145 Bloomingdale Road North. The future is wide open. (id:6289)

Essential Information

Listing #	40746173
Price	\$4,999,000
Bathrooms	0.00
Acres	0.52
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	141-a Bloomingdale Road N
Subdivision	122 - Bridgeport
City	Kitchener
Province	Ontario
Postal Code	N2K1A5

Amenities

Amenities	Airport, Public Transit
Utilities	Cable, Natural Gas, Telephone

Listing Details

Listing Office	RE/MAX SOLID GOLD REALTY (II) LTD.
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