

\$9,999,000 - 824 King Street W, Kitchener

MLS® #40779415

\$9,999,000

43 Bedroom, 35.00 Bathroom, 26,000 sqft
Multi-family on 0.00 Acres

114 - Uptown Waterloo/North Ward, Kitchener,
Ontario

Rare offering in the heart of Kitchener! 824 King Street West is a 35-unit, four-story residential building currently undergoing a complete transformation. Featuring 27 one-bedroom and 8 two-bedroom units, this prime asset offers investors the chance to step in mid-renovation and customize the final finishes. All units are being upgraded with brand new windows, modern kitchens and bathrooms, new appliances, stylish fixtures, in-suite laundry, individual heat pumps, and contemporary flooring throughout. This 26,000 sq ft building sits on just under an acre of high-demand land, offering 72 outdoor parking spaces—a true competitive advantage downtown. Building upgrades include new electrical systems (36 individual panels + 8 mains), new main drains and unit main plumbing lines have been run to each unit, vents, new rooftop make-up air units for energy efficiency, and a state-of-the-art fire alarm system. Major infrastructure work has already been invested. Situated between Uptown Waterloo and Downtown Kitchener, this unbeatable location places residents steps from Grand River Hospital, the ION Light Rail, Kitchener GO Station, and top employers like Google, Communitel, Oracle NetSuite, and the University of Waterloo Health Sciences Campus. Residents will also love the Iron Horse Trail connection to Victoria Park and Waterloo Park. With land scarcity and luxury high-rises reshaping the downtown core, 824



King Street West is positioned for tremendous appreciation. This is your chance to own a major asset in one of Canada's fastest-growing innovation corridors. Take advantage of this high-demand, high-growth opportunity! (id:6289)

Essential Information

Listing #	40779415
Price	\$9,999,000
Bedrooms	43
Bathrooms	35.00
Square Footage	26,000
Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	824 King Street W
Subdivision	114 - Uptown Waterloo/North Ward
City	Kitchener
Province	Ontario
Postal Code	N2G1G1

Amenities

Amenities	Hospital, Park, Public Transit
Parking Spaces	72
Parking	Visitor Parking

Interior

Heating	Heat Pump
# of Stories	4
Has Basement	Yes

Exterior

Exterior	Brick, Concrete, Wood, Steel
Construction	Wood frame

Listing Details

Listing Office

Real Broker Ontario Ltd.



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