

\$2,800,000 - 496 King Street E, Kitchener

MLS® #X12109415

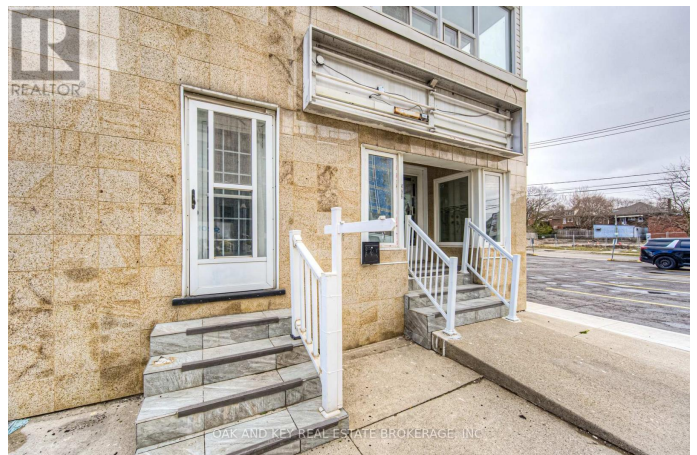
\$2,800,000

0 Bedroom, 2.00 Bathroom, 1,835 sqft

Retail on 0.00 Acres

N/A, Kitchener, Ontario

An exceptional opportunity presents itself to acquire a strategically positioned mixed-use commercial property in the core of downtown Kitchener. This versatile asset offers a prime location characterized by substantial pedestrian traffic and excellent exposure, rendering it highly suitable for a diverse range of commercial enterprises, including retail and service-based businesses. The property features a prominent ground-floor commercial space, ideally configured for storefronts, showrooms, or professional offices. The upper level comprises a self-contained residential/office unit with two rooms, a kitchen, a four-piece bathroom, attic storage, and a sunroom. Benefiting from its central location within Kitchener's dynamic commercial district, this property represents an advantageous prospect for businesses seeking expansion or the establishment of a significant presence. The C5 zoning designation permits a broad spectrum of uses, encompassing retail, service, commercial, entertainment, and residential applications catering to the local community. Permitted uses include, but are not limited to, law firms, beauty salons, antique shops, bakeries, delicatessens, medical or dental offices, and studios. Interested parties are encouraged to inquire for comprehensive details and to arrange a private viewing of this unique offering. (id:6289)



Essential Information

Listing #	X12109415
Price	\$2,800,000
Bathrooms	2.00
Square Footage	1,835
Acres	0.00
Type	Retail

Community Information

Address	496 King Street E
Subdivision	N/A
City	Kitchener
Province	Ontario
Postal Code	N2G2L6

Amenities

Amenities	Public Transit
Parking Spaces	8

Interior

Heating	Natural gas Other
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=40 x 109 FT
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Listing Details

Listing Office	OAK AND KEY REAL ESTATE BROKERAGE, INC.
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