

\$5,300,000 - 155 Ahrens Street W, Kitchener

MLS® #X12219974

\$5,300,000

0 Bedroom, 0.00 Bathroom, 29,431 sqft

Vacant Land on 0.00 Acres

N/A, Kitchener, Ontario

Welcome to an exceptional development opportunity nestled in the heart of Downtown Kitchener! This expansive development site comprises four prime properties, boasting an impressive frontage of 126.7 feet along Ahrens Street W and extending 232.29 feet on Louisa Street, complete with a convenient laneway at the rear. This app. 0.68 acre unique parcel of land at 155 Ahrens St W, 227, 231 and 235 Louisa St., is not just a property; its a canvas for your vision. Imagine creating a vibrant condo community just blocks away from the Kitchener GO Station and the LRT's Central Station, ensuring seamless connectivity to all that the region has to offer. The location is further enhanced by its proximity to essential amenities such as grocery stores, diverse dining options, and trendy shopping destinations all within walking distance. Situated in the tranquil Mt Hope/Huron Park area, this site benefits from a remarkable Walk Score of 96 and a Bike Score of 94 with the coveted Spur Trail steps away offering a bike, running and walking trail with year round maintenance. Ideal for those who appreciate urban living without sacrificing convenience or accessibility. Families will find this location particularly appealing due to its close proximity to numerous schools, making it an excellent choice for developers looking to incorporate larger units tailored for families seeking both comfort and community. Investors will also appreciate the smaller units to cater to required area rentals for University students



and young professionals will love the opportunity to jump into the market in this convenient location. This development site presents an extraordinary chance for visionary developers eager to make their mark in one of Kitchener's most sought-after neighborhoods. With ample space and strategic positioning, you can craft modern residences that cater to today's lifestyle while embracing the charm of downtown living. Don't miss out on this incredible development opportunity! (id:6289)

Essential Information

Listing #	X12219974
Price	\$5,300,000
Bathrooms	0.00
Square Footage	29,431
Acres	0.00
Type	Vacant Land

Community Information

Address	155 Ahrens Street W
Subdivision	N/A
City	Kitchener
Province	Ontario
Postal Code	N2H4C6

Exterior

Lot Description	126.7 x 232.29 FT
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Listing Details

Listing Office	RE/MAX PRIME PROPERTIES - UNIQUE GROUP
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