

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

MLS® #X12469416

\$9,999,000

43 Bedroom, 35.00 Bathroom,
Multi-family on 0.00 Acres

N/A, 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 #	X12469416
Price	\$9,999,000
Bedrooms	43
Bathrooms	35.00
Acres	0.00
Type	Multi-family

Community Information

Address	824 King Street W
Subdivision	N/A
City	Kitchener
Province	Ontario
Postal Code	N2G1G1

Amenities

Amenities	Separate Heating Controls
Parking Spaces	72
Parking	No Garage

Interior

Heating	Electric, Other Heat Pump, Not known
Has Basement	Yes

Exterior

Exterior	Brick, Wood
Lot Description	90.2 x 433.8 FT

Listing Details

Listing Office	REAL BROKER ONTARIO LTD.
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