



# 1014 VICTORIA STREET NORTH, KITCHENER FOR SALE

LESTER TOBIN  
SALES REPRESENTATIVE  
519.743.5211 X 3023  
LESTER-TOBIN@COLDWELLBANKERPBR.COM



**COLDWELL BANKER  
COMMERCIAL**

**PETER BENNINGER  
REALTY, BROKERAGE**

# PROPERTY DETAILS

BUILDING FOR SALE  
1014 VICTORIA STREET N. KITCHENER, ON.



ASKING PRICE

\$9,990,000.00

BUILDING SIZE

25,500 SF

SITE AREA

1.96 ACRES

TAXES

\$27,227.99 (2023)

ZONING

COM-2

PARKING

ON-SITE - 54 SPACES

## HIGHLIGHTS

- Commercial zoned building
- Zoning permits many commercial uses including retail
- Located minutes from Hwy#85 with high exposure and high traffic
- Paved parking lot. 54 parking spaces plus loading area
- Loading dock and drive doors available
- New roof in 2022. Business and equipment not included

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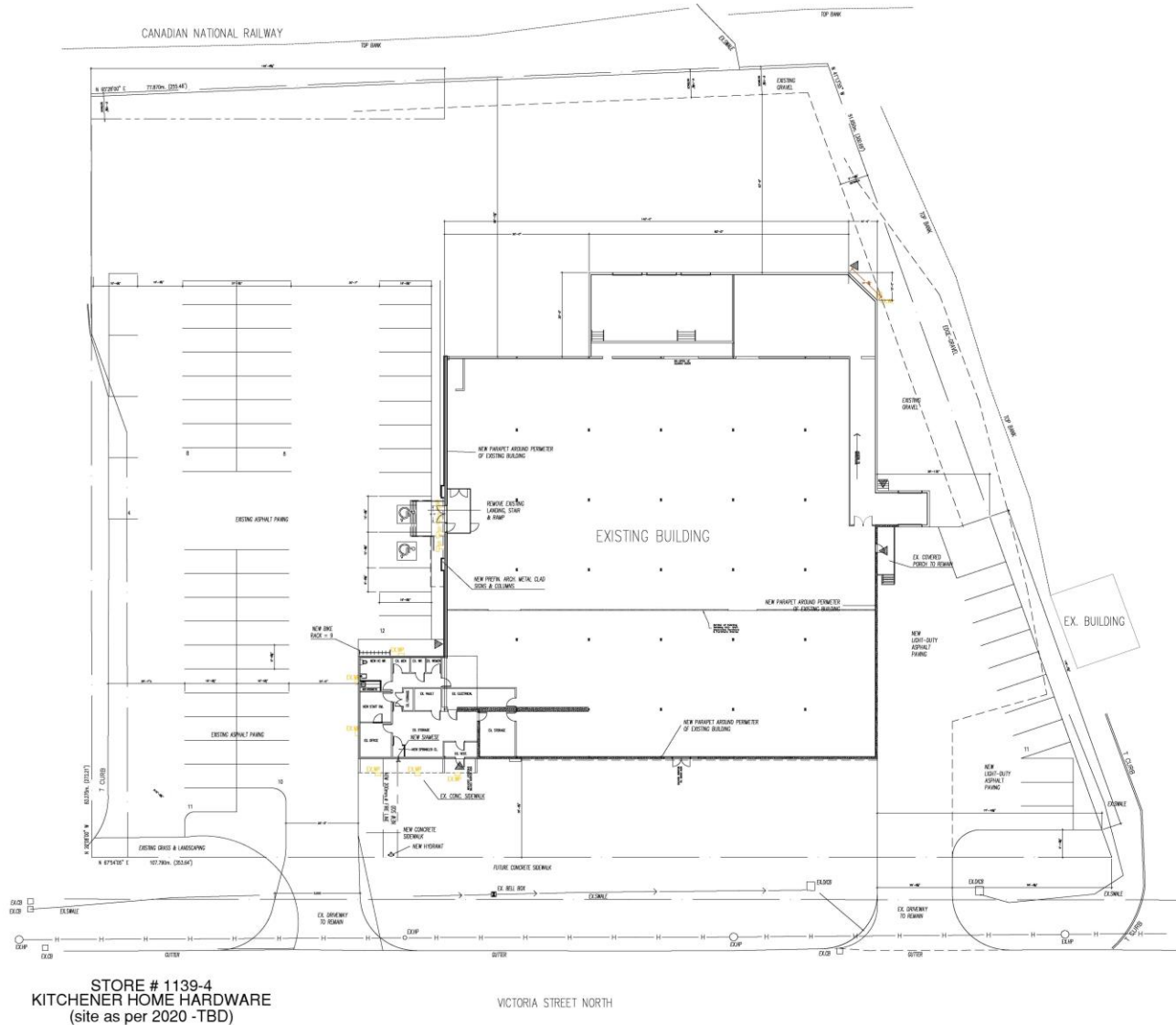
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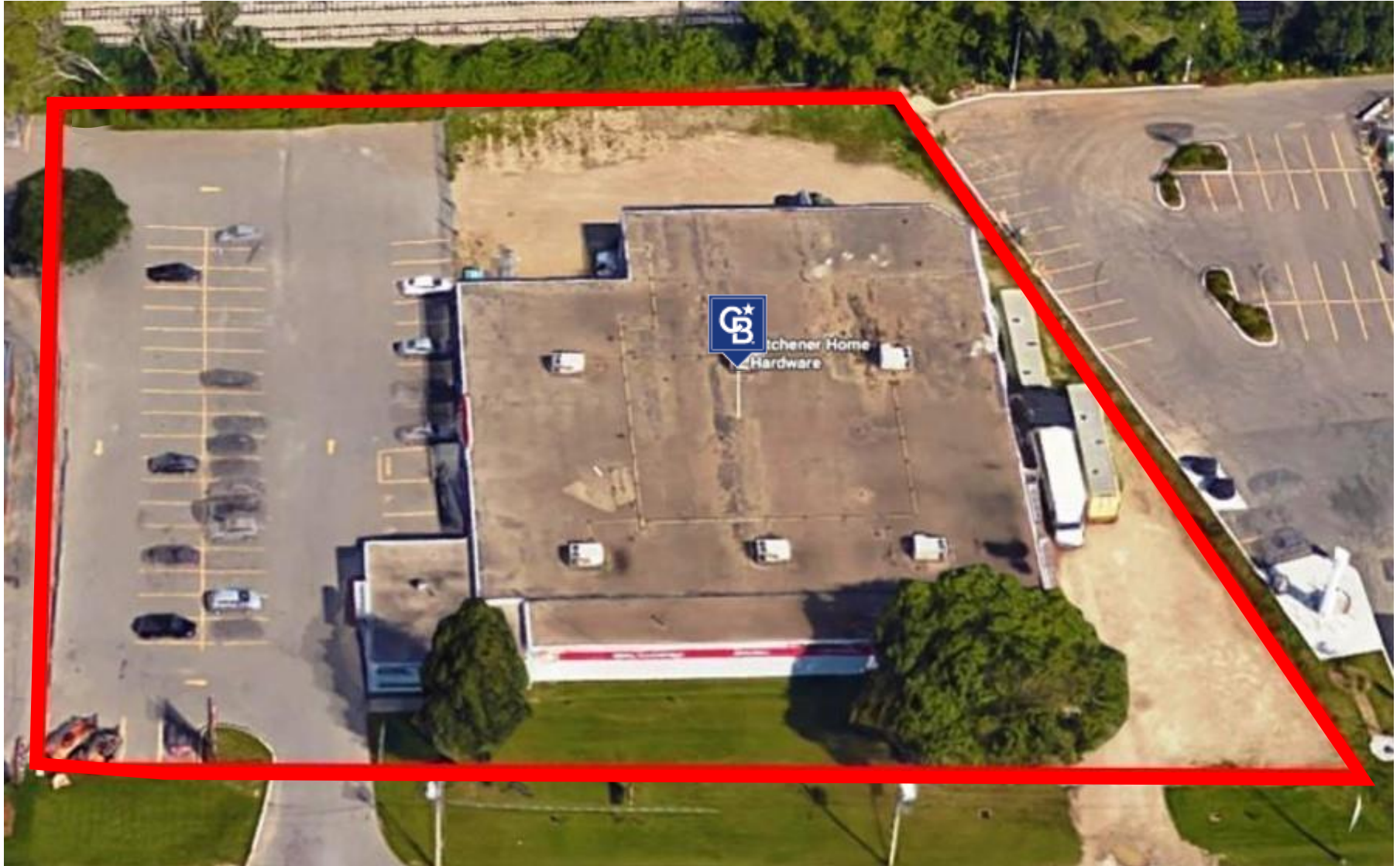
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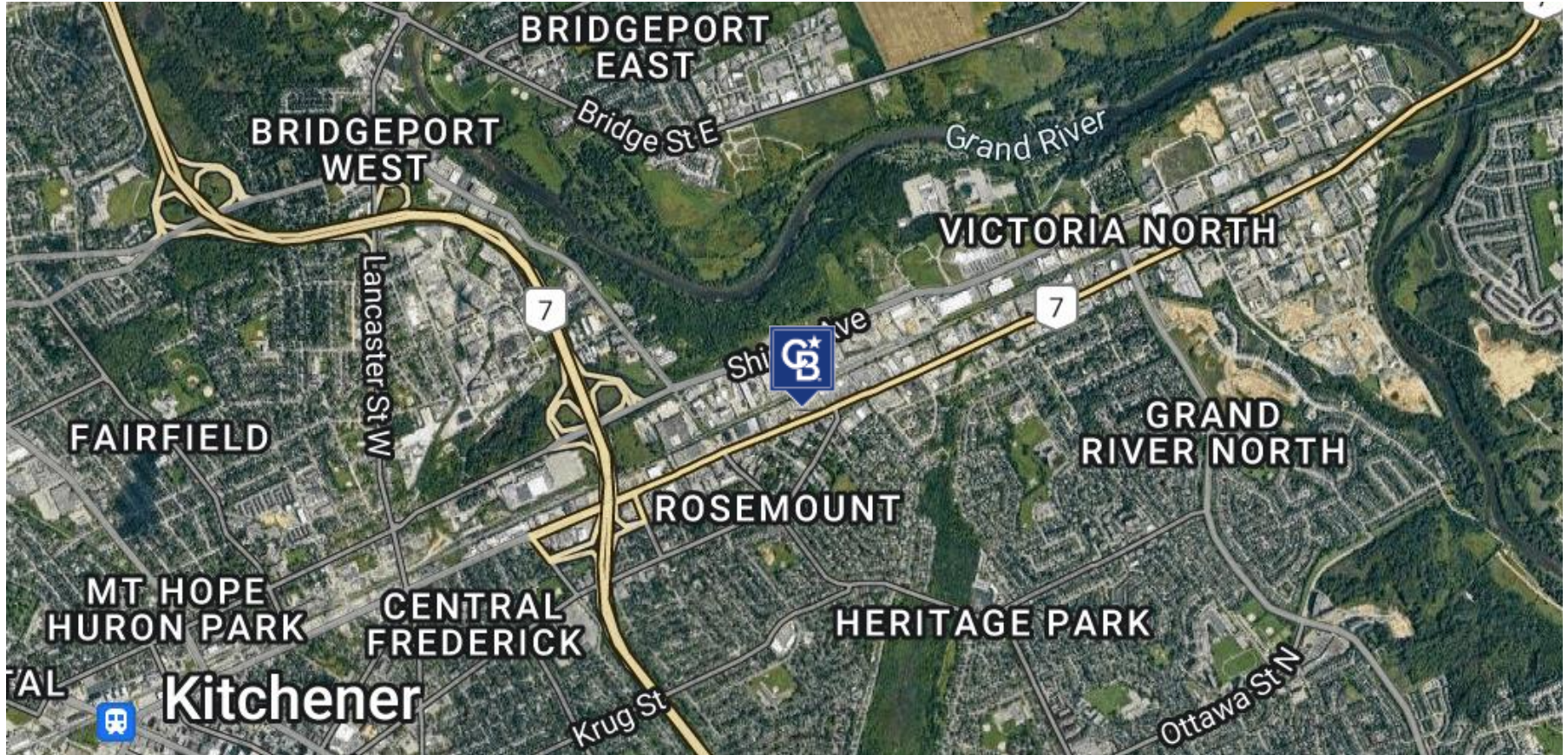
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# PROPERTY LOCATION

BUILDING FOR SALE  
1014 VICTORIA STREET N. KITCHENER, ON.



PROPERTY DEMOGRAPHICS	3 KM	5 KM	7 KM
POPULATION	49,679	135,030	231,072
AVERAGE INCOME	\$75,777	\$75,777	\$75,777
NUMBER OF HOUSEHOLDS	22,765	60,140	97,916

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CONTACT FOR MORE INFORMATION

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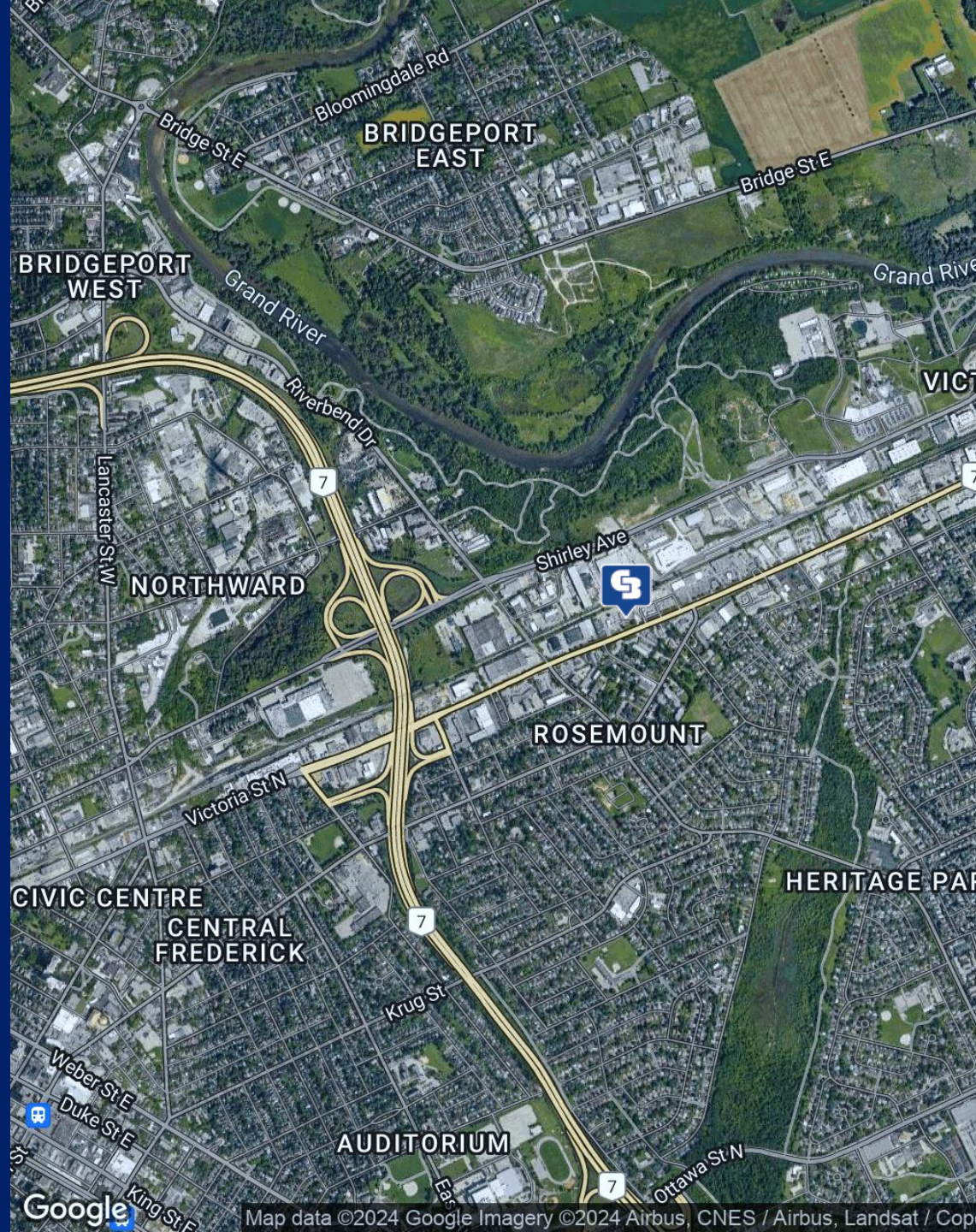
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