

FOR SALE

2794 King Street East

Kitchener, Ontario



HOME

HIGHLIGHTS

SURVEY

LOCATION

For more information, please contact:

Bob Vrenjak
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Property Highlights

- 0.907 acres of vacant land available for sale
- Zoned C6, which allows multiple commercial uses including:
 - carwash
 - parking facility
 - commercial recreation
 - convenience retail
 - day care facility
 - education establishment
 - funeral home
 - gas station
 - health clinic/office
 - hotel
 - office
 - personal services
 - religious institution
 - repair service
 - restaurant
- Excellent location and accessibility
- Property is located less than 0.5 KM from access to HWY 8, which connects the Region to HWY 401
- Property is located in a strong retail node with multiple hotels surrounding the site

Environmental

The Vendor has chosen to put this property on the market on an “as is” basis. The property has not been remediated. Relevant environmental reports are included in the Confidential Data Room. The Purchaser will need to remediate as appropriate, including filing for a Record of Site Condition (“RSC”) as required.

Offering Process

Upon the Purchaser executing a Confidentiality Agreement and Data Room Access Worksheet, Imperial will provide the Purchaser with access to a Confidential Data Room which will contain copies of relevant environmental reports completed by Imperial to date and additional Property information. The Vendor, Imperial Oil Limited (“Imperial”) will consider the submission of Expressions of Interest (“EOI”) on Imperial’s standard form, a copy of which shall be provided to qualified purchasers. Interested parties shall submit the EOI, after review of the information in the data room, on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor’s Standard APS. All Expressions of Interest must be received by the Vendor’s Exclusive Agent, Cushman & Wakefield, **on or before December 14, 2018.**

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Property Details

Lot Size	0.907 acres
Price	\$975,000
Taxes	\$7,103.86
Zoning	C6
Frontage	68.90

Criteria	1 KM	3 KM	5 KM
Population	12,755	50,505	121,220
Daytime Population	8,119	37,426	95,451
Household Spending	\$55,092	\$76,780	\$76,191
Household Income	\$58,266	\$81,200	\$80,554

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10-minute drive time



Aerial

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