

FOR SALE

200 Victoria Street South

Kitchener, Ontario



HOME

HIGHLIGHTS

SURVEY

LOCATION

For more information, please contact:

Bob Vrenjak
Senior Vice President
+1 519 804 4354
bob.vrenjak@cushwakewr.com

Property Highlights

- 0.82 acres of land available for sale located in central Kitchener
- Approximately 1 KM southwest of Kitchener's downtown core
- Located on Victoria Street South, which is a busy two-way arterial road through Kitchener
- Site is suitable for development and is fully serviced with water, sanitary sewers, and all utilities
- Property is zoned as Mixed Use
- Permits a wide range of commercial, residential, community, and institutional uses
- Property does not have direct exposure to Victoria Street South
- Can only be accessed via a Right of Way
- Property is also located adjacent to an active railway line; subject to setback
- Property is located close to Victoria Park

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 February 15, 2019**.

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Property Details

Lot Size	0.82 acres
Price	\$650,000
Taxes	\$5,530.22
Zoning	MU-1
Frontage	133.79

Criteria	1 KM	3 KM	5 KM
Population	9,784	83,256	191,825
Daytime Population	9,597	72,852	135,649
Household Spending	\$62,025	\$67,602	\$74,735
Household Income	\$65,609	\$71,679	\$79,267

200 Victoria Street South Kitchener, Ontario

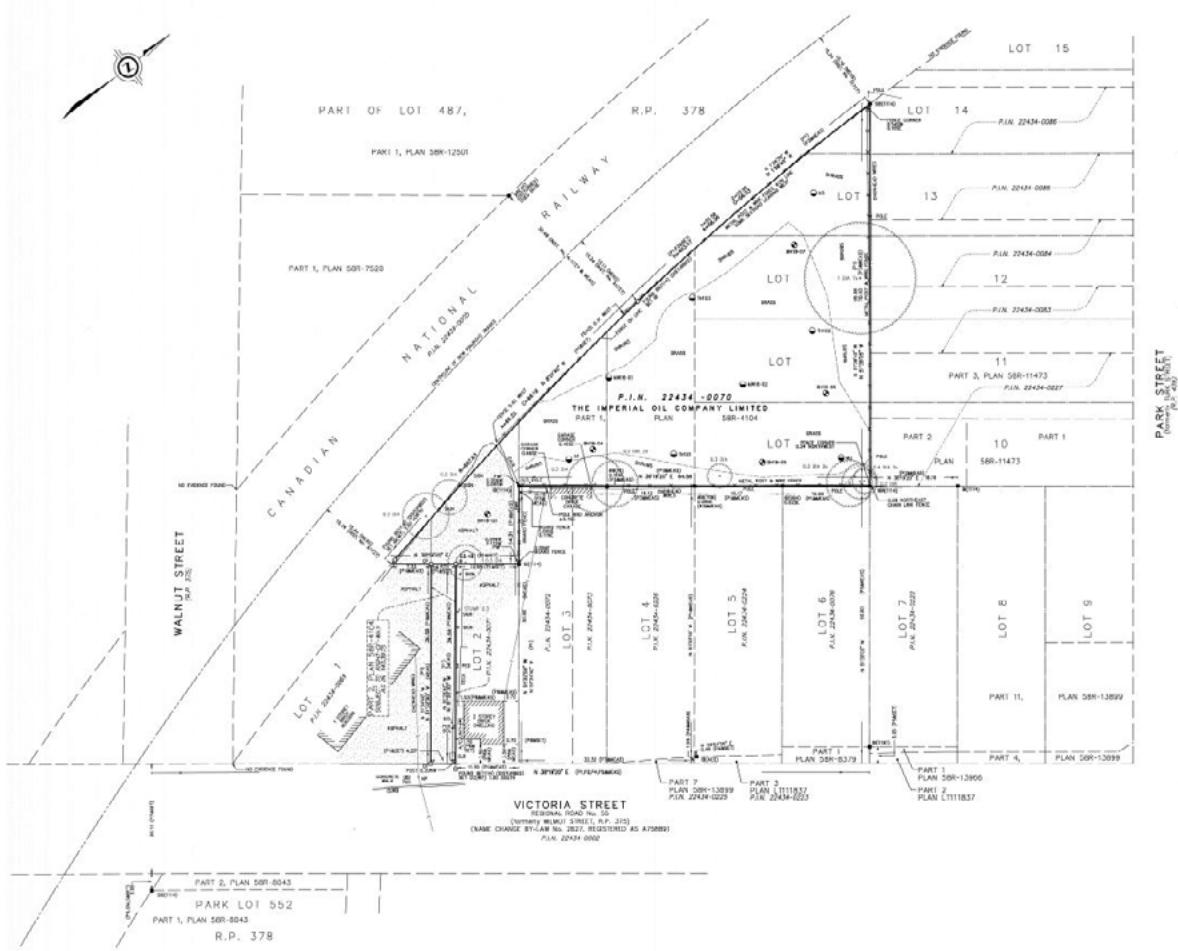
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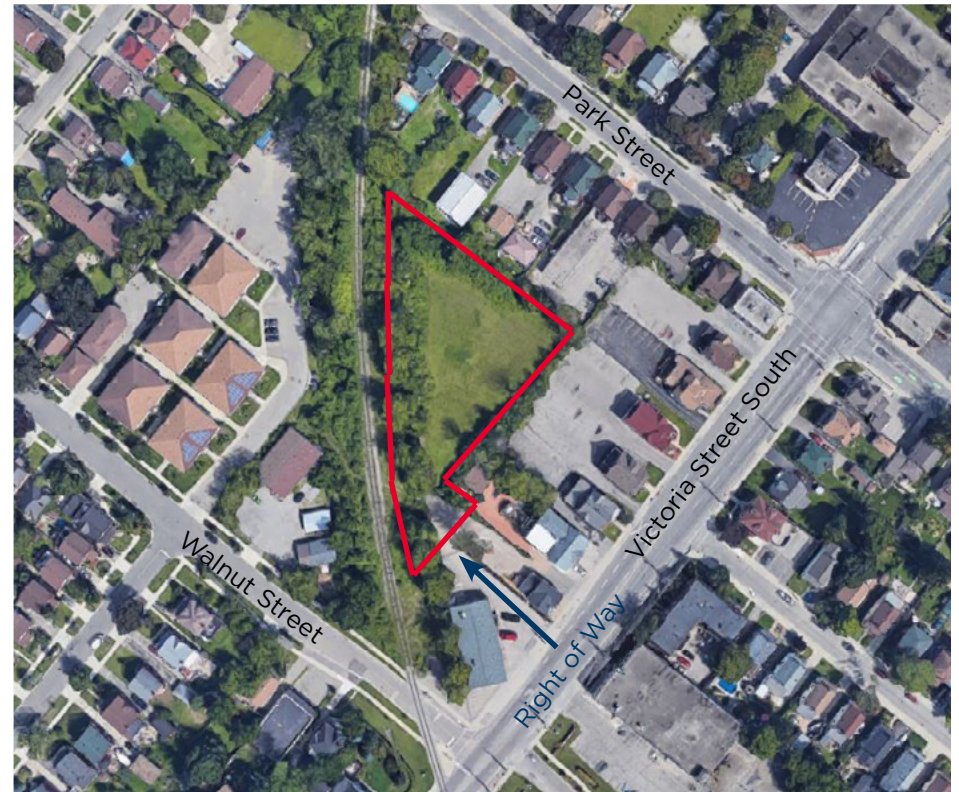
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Location



10-minute drive time



Aerial

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