

FOR SALE

# 787 King Street East

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

- 0.394 acres of vacant land available for sale with 168.73 feet of frontage onto King Street East
- Property is located along the King Street East corridor leading from HWY 7/8 to the Kitchener Downtown Core
- Area consists of a mix of commercial, low density residential, retail, and light industrial uses
- Renewed interest in this stretch of King Street East from Cedar to Ottawa with new developments proposed
- Property is located right in the middle of this regeneration
- LRT system is having an impact on the area with two new stops; one at Market and one at Bordon
- Area is an attractive place to live and work given its accessibility

## Environmental

The Vendor has conducted on-site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, Imperial will provide access to a “Confidential Data Room” which will contain, among other documents, relevant environmental reports and the Vendor’s standard form Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of that information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting an Expression of Interest.

The property will be sold on an “as is, where is” basis. The Vendor will not be completing any further environmental assessment work for the property prior to closing.

## Offering Process

Upon the Purchaser executing a Confidentiality Agreement, Imperial will provide the Purchaser access to a Confidential Data Room which will contain copies of relevant environmental reports completed by Imperial to date. 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 OTP. All Expressions of Interest must be received by the Vendor’s Exclusive Agent, Cushman & Wakefield, on or by **April 12, 2019**.

EOI’s are to be delivered to: **Cushman & Wakefield Waterloo Region Ltd., Brokerage**  
c/o Bob Vrenjak  
4295 King Street East, Suite 401  
Kitchener, ON N2P 0C6

All inquiries regarding the Property or any information contained in this brochure should be directed to the Advisor as exclusive agents for the Vendor.

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## Property Details

Lot Size	0.394 acres
Price	<b>\$1,350,000</b>
Taxes	\$24,745 (2018)
Zoning	MU-3
Official Plan	Mixed Use Corridor
Frontage	168.73 ft

Criteria	1 KM	3 KM	5 KM
Population	8,095	70,416	178,557
Daytime Population	10,827	79,009	178,400
Household Spending	\$62,568	\$63,042	\$71,460
Household Income	\$66,127	\$66,663	\$75,690

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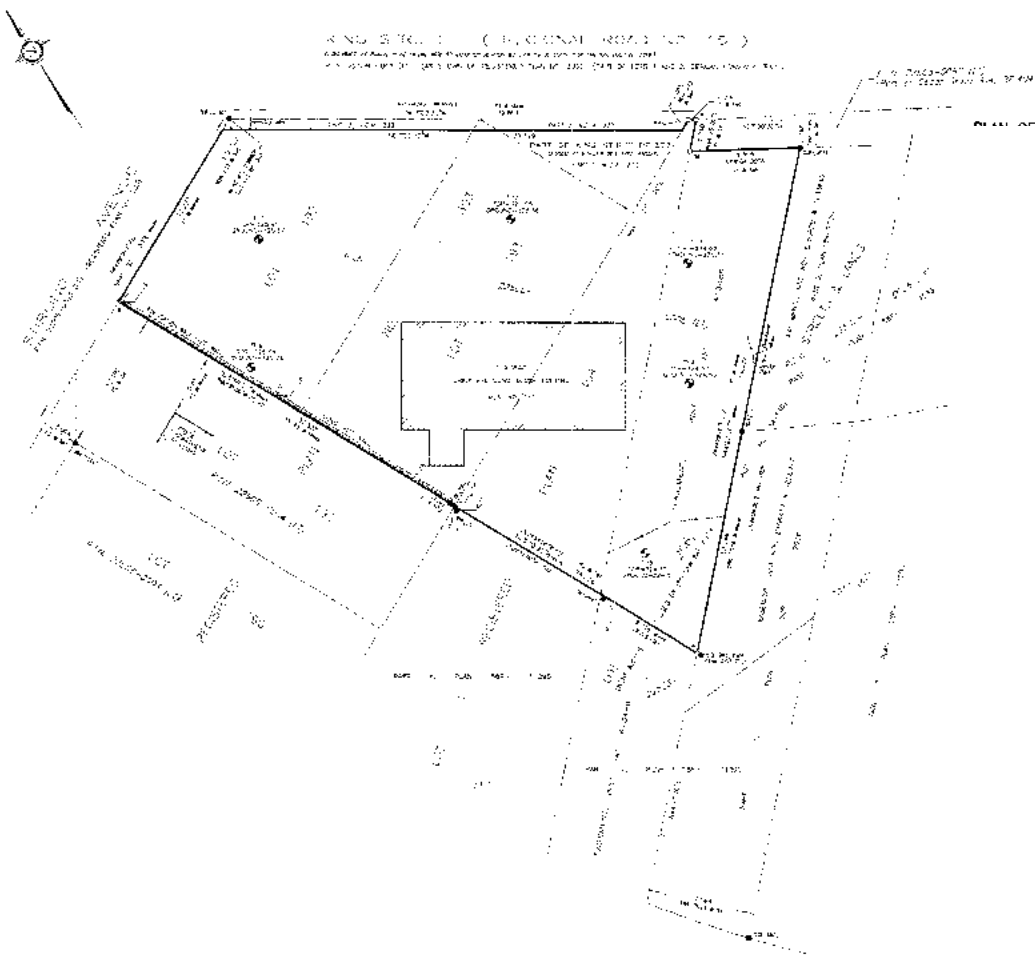
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## Survey



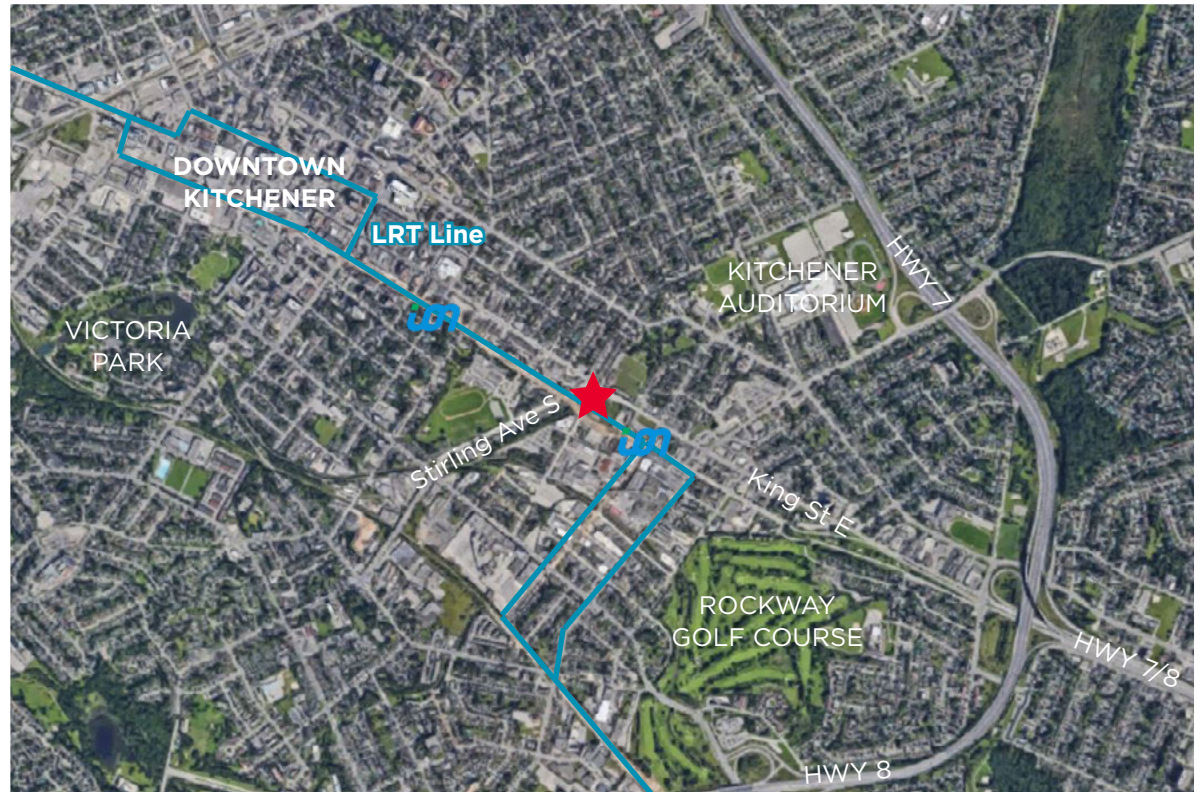
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## Location



10-minute drive time



Aerial

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