

# FOR SALE INDUSTRIAL CONDO

62 MCBRINE PLACE, UNIT 15  
KITCHENER, ON

 **CUSHMAN &  
WAKEFIELD**  
Waterloo Region



62 MCBRINE PLACE, UNIT 15, KITCHENER

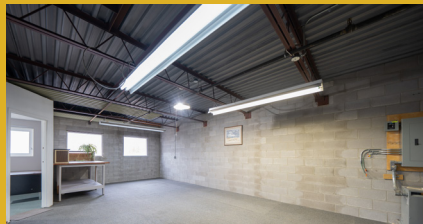
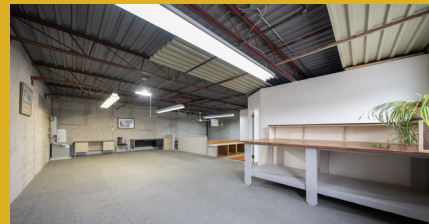
# RARE INDUSTRIAL CONDO FOR SALE

62 McBrine Place is located in the Central part of Kitchener's Huron Business Park. The Huron Business Park includes a mix of office buildings, multi-tenant industrial malls and free standing manufacturing/warehousing facilities. Historically, the Huron Business Park has been one of the most sought after locations for local, regional and international businesses looking to operate in the area.

- Ample power and well-distributed throughout unit.
- Main floor shop space with upper floor office.
- Ability/option to lease office and shop separately.
- Reserved on-site surface parking.
- Professionally maintained and managed.

## THE PROPERTY

Rare (vacant) 1,700 sf industrial condo available for immediate possession. This unit includes a single bay shop area with 800 sf 2nd floor office (included in total area) with 1 private office, a washroom (with new vanities), 3 Phase 125 Amp & 600 Volt power, and 3 on-site reserved parking spots. The site is professionally maintained with relatively low condo fees & properties taxes, providing a prospective purchaser with immediate occupation and a 'hand's free' ownership opportunity.



## CONDO DETAILS

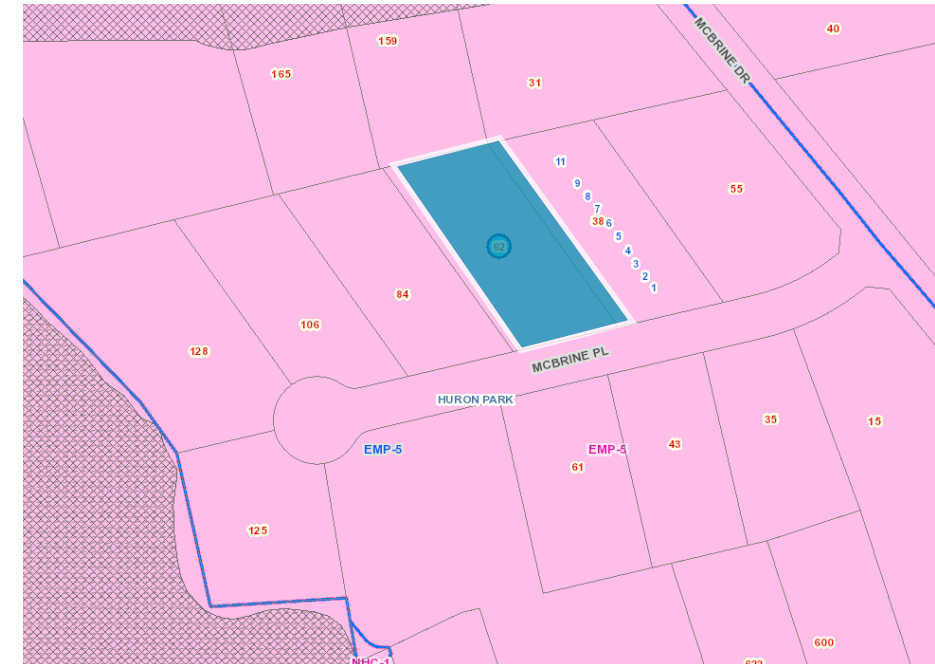
Legal Description	Unit 15, Level 1, Waterloo North Condominium Plan No. 170 ; Pt Lt 14 Pl 1471 Pt 1 58r6750 As More Fully Described In Schedule 'A' Of Declaration 1053510 ; Kitchener
Buidling Area	1,700 SF
Zoning	EMP 5
Taxes	\$4,329.38 (2023)
Condo Fees	\$572.87 (monthly)
Sale Price	\$530,000

"Located in Kitchener's most sought-after industrial area"

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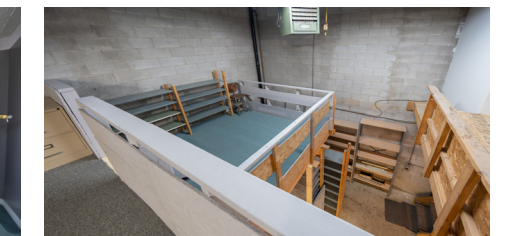
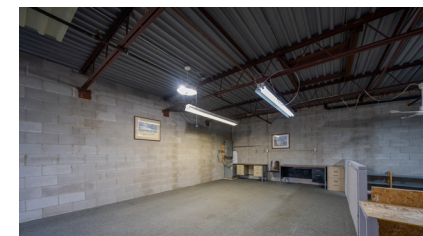
# ZONING

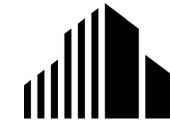
The subject property is zoned EMP-5: General Business Park Employment – the purpose of this zone is to accommodate a limited range of industrial employment uses on lands that are generally located adjacent to EMP-2 and EMP-3 lands to provide a transition from noxious uses..



Permitted uses included:

- Automotive Detailing and Repair
- Biotechnological Establishment
- Building Material and Decorating Supply Establishment
- Catering Service Establishment
- Commercial Driver and Training Establishment
- Commercial Vehicle Wash Facility
- Computer, Electronic, Data Processing, or Server Establishment
- Craftsperson Shop
- Day Care Facility
- Drive-Through Facility
- Financial Establishment
- Fitness Centre
- Garden Centre, Nursery, and/or Landscaping Supply
- Health Clinic
- Heavy Repair Operation
- Industrial Administrative Office
- Major Equipment Supply and Service
- Manufacturing
- Personal Services
- Print Shop
- Printing or Publishing
- Research and Development
- Restaurant
- Restoration, Janitorial, or Security Services
- Towing Compound
- Tradesperson or Contractor's Establishment
- Truck Transport Terminal
- Veterinary Services
- Warehouse





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## CONTACT US

Connor Ward

Sales Representative

[connor.ward@cushwakewr.com](mailto:connor.ward@cushwakewr.com)

P 519 804 4394

Nick Holzinger

Sales Representative, Senior Vice President

[nick.holzinger@cushwakewr.com](mailto:nick.holzinger@cushwakewr.com)

P 519 804 4325



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