



FOR SALE INDUSTRIAL CONDO

62 MCBRINE PLACE, UNIT 9
KITCHENER, ON

 **CUSHMAN &
WAKEFIELD**
Waterloo Region



62 MCBRINE PLACE, UNIT 9, 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.
- Reserved on-site surface parking.
- Professionally maintained and managed

THE PROPERTY

The subject property is a 1,800 square foot single tenant industrial condo, spread across two floors, located in a general business park employment (EMP 5) zone. Unit 9 includes a fully developed second floor office, featuring a kitchenette, washroom, meeting area and open office space. The main floor shop is equipped with an 8x8 drive in door, heating and a second washroom, for a total of two washrooms on site. The property is situated in the central area of Kitchener's Huron business park, a highly desirable located for local, regional and international business. Main floor shop with drive in door, fully built-out, well maintained second floor office, reserved surface parking on site, professionally managed and maintained, relatively low condo fees and property taxes.



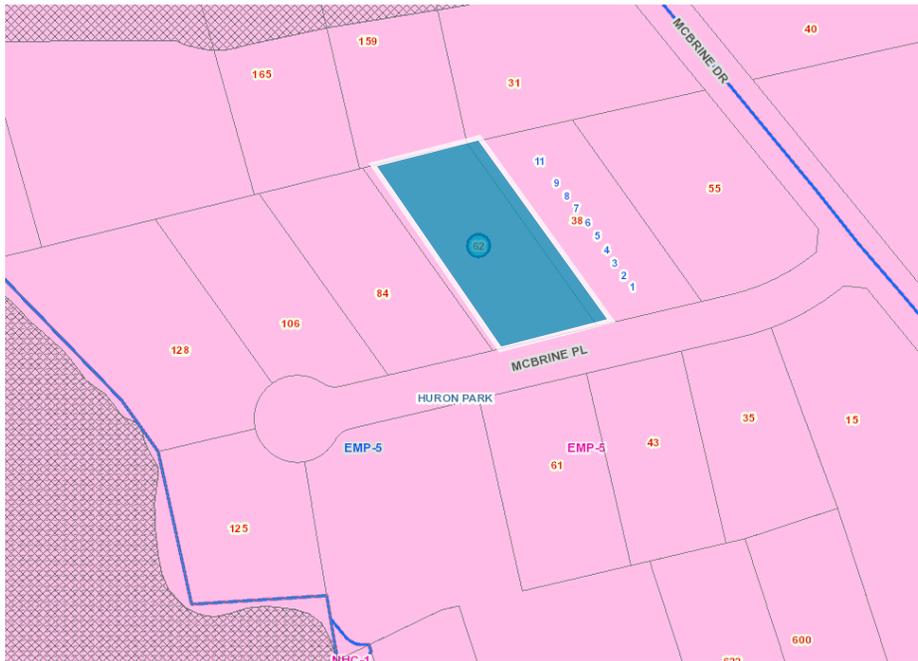
CONDO DETAILS

Legal Description	UNIT 9, 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	1,800 SF
Zoning	EMP 5
Taxes	\$4,594.48 (2024)
Condo Fees	\$591.14 (monthly)
Sale Price	\$540,000

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

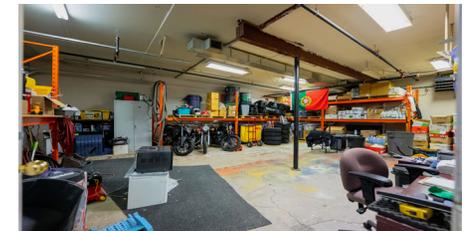
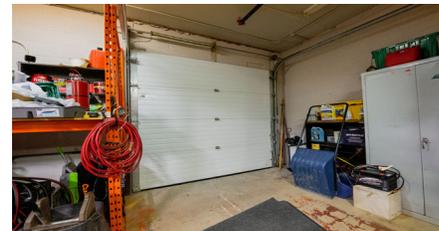
ZONING

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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