



**CUSHMAN &  
WAKEFIELD**  
Waterloo Region



Asking Price:

**\$699,000**

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284 Lawrence Avenue Kitchener, ON

# Investment Property w/ Development Potential



SCAN TO VIEW  
PROPERTY VIDEO

# Opportunity

## Project Features



### Investment Property

1.5 storey w approx:  
1,040 sf Main level and 2<sup>nd</sup> floor  
640 sf finished basement space



### Bedrooms

1 bedroom on main level  
2 additional rooms on 2<sup>nd</sup> floor  
Bedroom (granny flat) in basement



### Future Development Potential

156 FT deep lot located within a  
transitioning corridor  
experiencing ongoing  
redevelopment activity (buyer to  
verify).



### On-Site Parking

Ample on-site parking with  
approximately 6 spaces at the front  
of the property.



### Strategic Land Holding Opportunity

Ideal for investors seeking stable  
income today with long-term  
redevelopment upside.



## The Opportunity

This offering presents a rare opportunity to acquire an income-producing property on **0.149 acres** (156) FT deep lot in an evolving area of Kitchener.

The property generates immediate cash flow while allowing investors to secure a strategic land position in a corridor experiencing increased redevelopment activity.

A compelling opportunity to hold, generate income, and unlock future value through redevelopment potential (buyer to verify).



## Location

Located in a well-established and evolving area of Kitchener, the property benefits from proximity to Highland Road West, Belmont Village, and convenient access to transit and everyday amenities.

The surrounding neighbourhood continues to experience steady intensification and redevelopment activity, supporting long-term growth and investment potential.



**Walk Score**

**Transit Score**

**Bike Score**

**Strong**

**Good**

**Good**

### Zoning - EMP-1

The current EMP-1 zoning permits a range of employment uses

Investors are encouraged to explore potential rezoning or redevelopment opportunities in line with surrounding residential intensification trends (buyer to verify).

## SECTION 10 – Employment (EMP) Zones

The Employment *zones* apply to lands designated General Industrial Employment, Heavy Industrial Employment, and Business Park Employment in the Official Plan

### 10.1 APPLICABLE ZONES

EMP-1: Neighbourhood Industrial Employment – the purpose of this *zone* is to accommodate a limited range of industrial *uses* on lands located within neighbourhoods and/or Major Transit Station Areas.

EMP-2: General Industrial Employment – the purpose of this *zone* is to accommodate a broad range of industrial *uses* that are not *noxious uses*.

EMP-3: Heavy Industrial Employment – the purpose of this *zone* is to accommodate industrial *uses*, including *noxious uses*, on lands that are separated from sensitive land *uses*. This *zone* also accommodates *uses* that require larger tracts of land for large *buildings*, materials, and/or products.

EMP-4: Service Business Park Employment – the purpose of this *zone* is to accommodate industrial *uses* and limited complimentary *uses* that support adjacent employment lands. EMP-4 *zoned* lands are located within 450 metres of existing or planned transit corridors.

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*.

### 10.2 PERMITTED USES

No *person* shall, within any EMP *zone*, *use* or permit the *use* of any *lot*; or erect, alter or *use* any *building* or *structure* for any purpose other than those permitted *uses* within Table 10-1 below.

**Table 10-1: Permitted Uses within the Employment Zones**

Use	EMP-1	EMP-2	EMP-3	EMP-4	EMP-5
Adult Sex Film Theatre (1)			✓		
Automotive Detailing and Repair Operation (2)		✓		✓	✓
Biotechnological Establishment	✓	✓	✓	✓	✓
Building Material and Decorating Supply Establishment	✓	✓		✓	✓
Bulk Fuel and Oil Storage Establishment		✓	✓		
Car Wash (3)				✓	

Use	EMP-1	EMP-2	EMP-3	EMP-4	EMP-5
Catering Service Establishment				✓	✓
Commercial Driver and Training Establishment				✓	✓
Commercial Vehicle Wash Facility		✓			✓
Computer, Electronic, Data Processing, or Server Establishment				✓	✓
Craftsperson Shop	✓	✓		✓	✓
Crematorium (4)			✓		
Day Care Facility	✓ (5)	✓ (5)		✓ (3)	✓ (3)
Drive-Through Facility	✓	✓		✓	✓
Existing Residential Uses	✓				
Financial Establishment (3)				✓	✓
Fitness Centre	✓ (5)	✓ (5)		✓ (3)	✓ (3)
Garden Centre, Nursery, and/or Landscaping Supply	✓	✓		✓	✓
Gas Station				✓	
Health Clinic (3)				✓	✓
Heavy Repair Operation (2)	✓ (6)(9)	✓ (6)	✓ (6)	✓	✓
Indoor Recycling Operation	✓ (10)	✓ (10)	✓		
Industrial Administrative Office				✓	✓
Major Equipment Supply and Service		✓	✓	✓	✓
Manufacturing (2)	✓ (6)(7)(9)	✓ (6)(7)	✓	✓ (7)	✓ (7)
Office				✓ (8)	
Outdoor Recycling Operation			✓		
Personal Services (3)				✓	✓
Pet Boarding (3)				✓	
Pet Services Establishment (3)				✓	
Print Shop (3)				✓	✓
Printing or Publishing Establishment	✓	✓		✓	✓
Propane Facility			✓		
Propane Retail Outlet				✓	
Research and Development Establishment				✓	✓
Restaurant	✓ (5)	✓ (5)		✓ (3)	✓ (3)
Restoration, Janitorial, or Security Services		✓ (6)		✓	✓
Salvage or Scrap Yard			✓		

Use	EMP-1	EMP-2	EMP-3	EMP-4	EMP-5
<i>Towing Compound</i>	✓ (9)	✓		✓	✓
<i>Tradesperson or Contractor's Establishment</i>	✓ (6)	✓ (6)	✓ (6)	✓	✓
<i>Truck Transport Terminal</i>		✓ (6)(7)	✓ (6)	✓ (7)	✓ (7)
<i>Veterinary Services (3)</i>				✓	✓
<i>Warehouse</i>	✓ (6)(7)	✓ (6)(7)	✓	✓ (7)	✓ (7)

#### Additional Regulations for Permitted Uses Table 10-1

- (1) No *building* shall be used for an *Adult Sex Film Theatre* on a *lot* that is situated within 300 metres of a *day care facility, elementary, secondary or post-secondary schools* (including *offices* of the Waterloo Region District School Board); *place of worship*; *offices* of the Family and Children Services of Waterloo Region; a *lot zoned* to permit a *residential use*; or another *lot* on which an *Adult Sex Film Theatre* is located. Such distance is to be measured from the closest points of the *lot lines* associated with each *lot*.
- (2) Despite Section 4.2, *retail uses* are permitted as *accessory uses* and shall be located on the same *premises* as the *principal use* to a maximum of 25 percent of the *gross floor area* of the *building*.
- (3) Shall be located within a *multi-unit building* containing at least one permitted *use* listed in Table 10-1 not subject to this provision. Individual units shall not exceed 1,500 square metres of *gross floor area*.
- (4) Shall not be located within 250 metres of a *residential use, a day care facility, elementary school, secondary school or a post-secondary school or a lot zoned* to permit a *residential use, a day care facility, elementary school, secondary school or a post-secondary school*.
- (5) Shall be permitted as an *accessory use* to at least one permitted *use* listed in Table 10-1 not subject to this regulation and shall be located within a *multi-unit building* containing. Individual units shall not exceed 1,500 square metres of *gross floor area*.
- (6) Despite Section 4.2, *industrial administrative office uses* are permitted as an *accessory use* and shall be located on the same *premises* as the *principal use* to a maximum of 25 percent of the *gross floor area* of the *building*.
- (7) Shall not include a *noxious use*.
- (8) A total maximum *gross floor area* of 10,000 square metres of *office* is permitted on a *lot*.

(9) Shall not be located within 14 metres of a *residential zone* for a *building* constructed with openings or 7.5 metres of a *residential zone* for a *building* constructed without openings.

(10) Shall not be a *noxious use*.

### 10.3 REGULATIONS

The regulations for *lots* in an EMP zone are set out in Table 10-2 below.

**Table 10-2: Regulations for Employment Zones**

Regulation	EMP-1 (1)	EMP-2 (1)	EMP-3 (1)	EMP-4 (1)	EMP-5 (1)
Minimum <i>lot area</i>				2,000 m <sup>2</sup>	2,000 m <sup>2</sup>
Minimum <i>lot width</i>	12 m	12 m	12 m	25 m	25 m
Minimum <i>front yard setback</i>	6 m	6 m	6 m	6 m	6 m
Minimum <i>interior side yard setback</i>	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m
Minimum <i>exterior side yard setback</i>	6 m	6 m	6 m	6 m	6 m
Minimum <i>rear yard setback</i>	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Minimum <i>rear yard or side yard setback</i> abutting a rail right-of-way or a <i>hydro corridor</i>	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m
Minimum <i>setback</i> abutting a <i>residential zone</i> for a <i>building</i> constructed without openings		7.5 m	7.5 m	7.5 m	7.5 m
Minimum <i>setback</i> abutting a <i>residential zone</i> for a <i>building</i> constructed with openings		14 m	14 m	14 m	14 m

(1) The regulations within Table 10-2 shall not apply to *existing buildings* or *structures*.

### 10.4 VISUAL BARRIER

Where a *lot zoned* EMP abuts a *residential zone* and *new gross floor area* is added to the *lot*, a visual barrier shall be provided along the abutting *lot line* in accordance with Section 4.18 of this By-law.

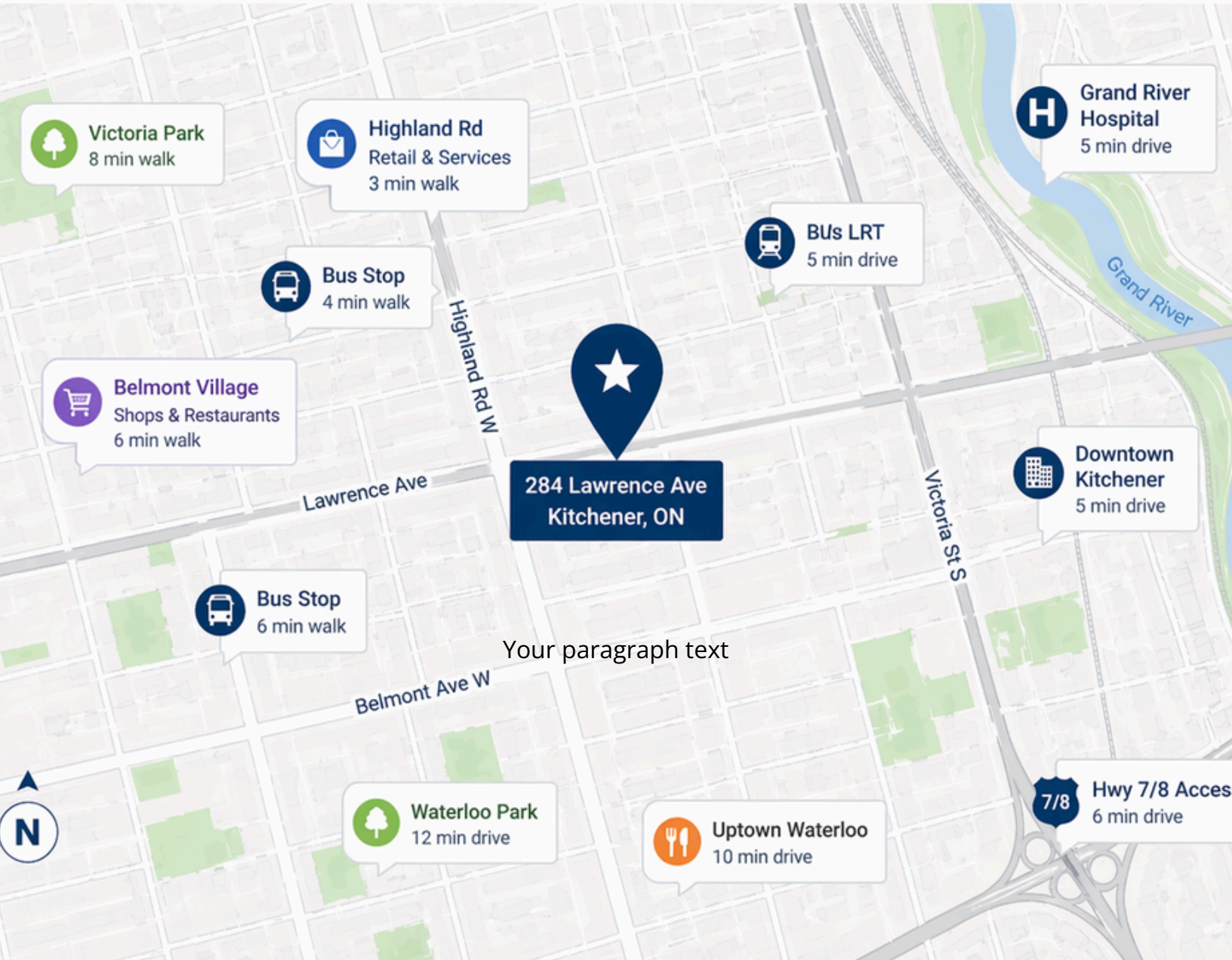
**10.5 OUTDOOR STORAGE**

No *outdoor storage* shall be permitted in any *yard* abutting a *street*, or within 7.5 metres of a *residential zone*. This shall not however prevent the display of goods or materials for *retail* purposes.

**10.6 LOCATION OF PARKING SPACES AND LOADING SPACES**

*New parking spaces* shall not locate within 7.5 metres of a *residential zone*.

# Location Overview



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