

360 VICTORIA STREET NORTH

Kitchener, Ontario



**COLDWELL BANKER
COMMERCIAL**

**PETER BENNINGER
REALTY, BROKERAGE**

CONTACT FOR MORE INFORMATION

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JOHN HOFFMAN

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PROPERTY FOR SALE

360 Victoria Street North, Kitchener

Prime 2-Bay Auto Service Building at the High Exposure Corner of Victoria Street North And Lancaster Street West. Don't miss this opportunity at the busy interaction of Victoria and Lancaster. This two-bay auto service building boasts exceptional visibility and accessibility with 1 access to Lancaster Street and 1 access to Victoria Street. This is an ideal location for Auto Repair, Car Sales



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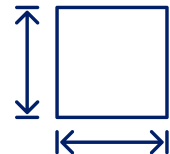
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\$ 1,050,000



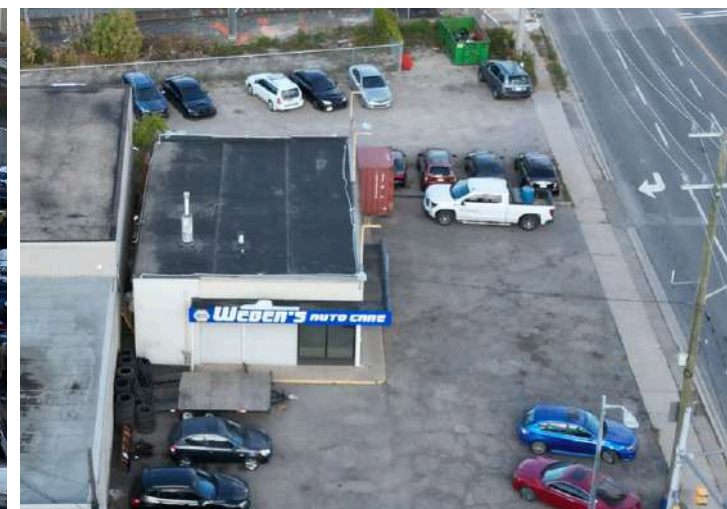
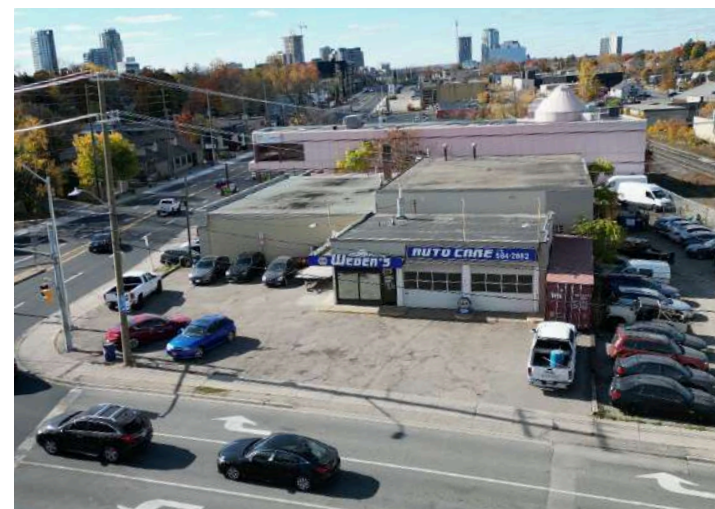
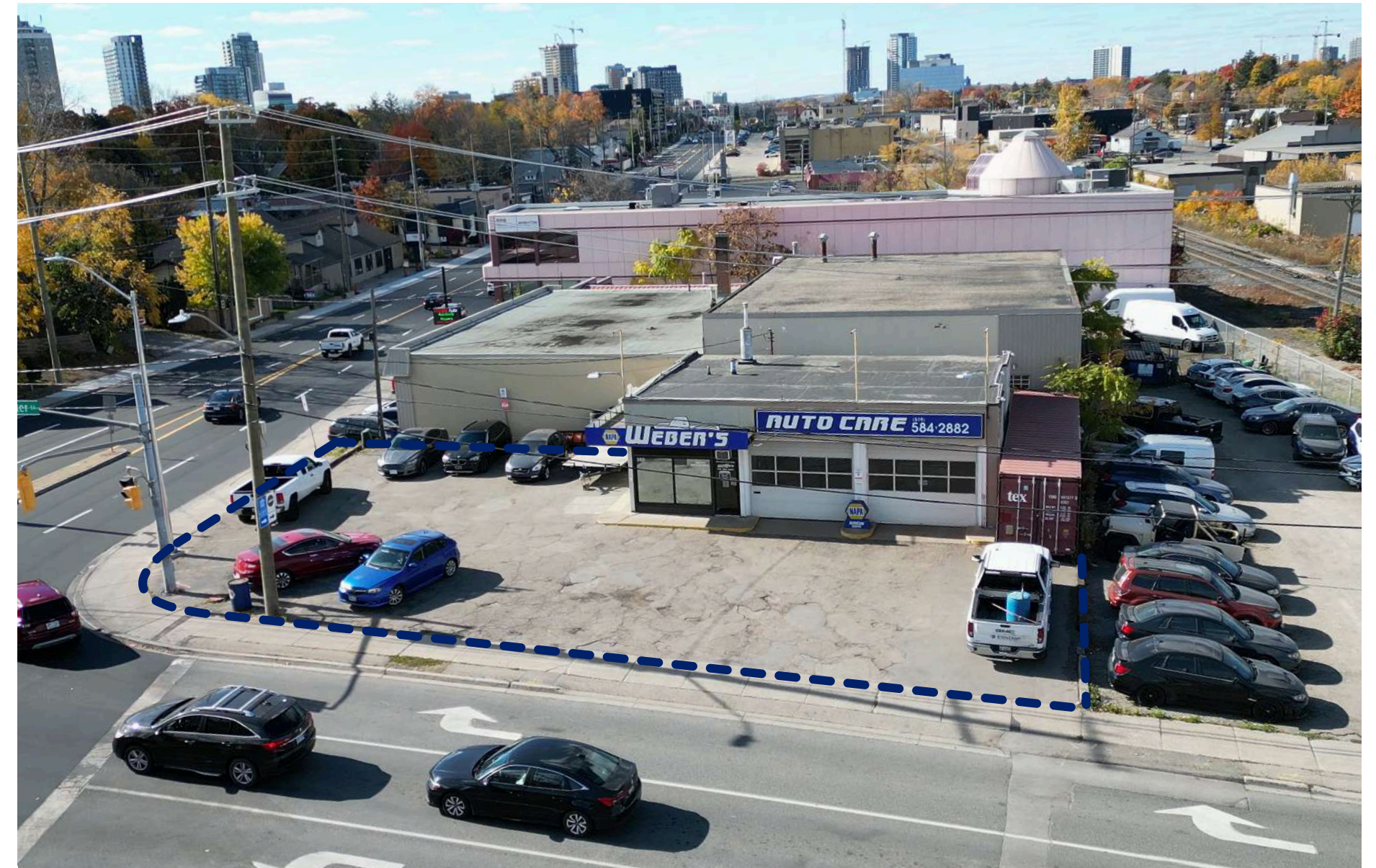
360 Victoria St N, Kitchener - Ontario



77 x 70 feet



Kitchener, Ontario



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PROPERTY OVERVIEW DETAILS



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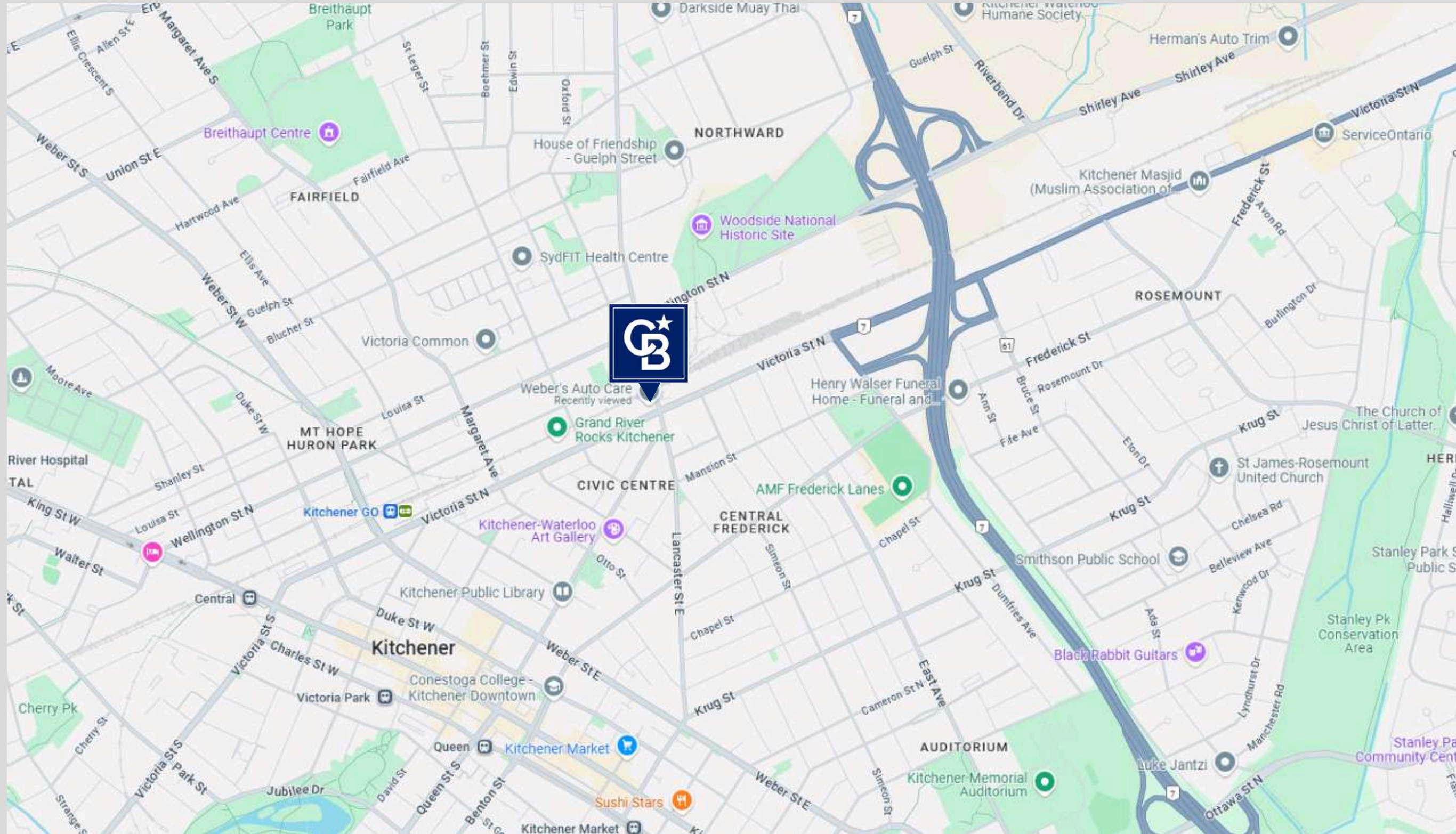
BUILDING SIZE	1250 SF.
LOT DETAILS	0.15 ACRES - 77 X 70 FEET
TITLE	CLEAR TITLE
LEGAL DESCRIPTION	PT LT 36 PL 33 KITCHENER AS IN 910408; S/T 718415 CITY OF KITCHENER
SERVICES	CITY WATER, GAS AND HYDRO
CURRENT ZONING	MIX-2 COMMERCIAL
BUILDING FEATURES	CURRENT TENANTED UNTIL EARLY 2025. 2 CAR HOISTS
ASKING PRICE	\$1,050,000 , \$840 PER SQUARE FOOT

MIX-2 ZONING BY LAW

No.	Zoning Use	Permitted (X)	Notes
1	Adult Education School	X	
2	Artisan's Establishment	X	
3	Brewpub	X	
4	Cluster Townhouse Dwelling	X	
5	Commercial Entertainment	X	
6	Commercial School	X	
7	Community Facility	X	
8	Computer, Electronic, Data Processing, or Server Establishment	X	
9	Craftsperson Shop	X	
10	Cultural Facility	X	
11	Day Care Facility	X	
12	Dwelling Unit (2)	X	
13	Financial Establishment	X	
14	Fitness Centre	X	
15	Health Clinic	X	
16	Hospice	X	
17	Hotel	X	

No.	Zoning Use	Permitted (X)	Notes
18	Large Residential Care Facility	X (2)	Shall be located within a mixed use building, and except for access, the ground floor shall contain at least one non-residential permitted use listed in Table 8-1 that abuts the entire length of the street line façade.
19	Light Repair Operation	X	
20	Lodging House	X	
21	Multiple Dwelling	X	
22	Office	X (3)	A total maximum gross floor area of 5,000 square metres is permitted.
23	Payday Loan Establishment		
24	Personal Services	X	
25	Pet Services Establishment	X	
26	Place of Worship	X	
27	Post-Secondary School	X	
28	Print Shop	X	
29	Research and Development Establishment	X	
30	Restaurant	X	
31	Retail	X (6)	A maximum gross floor area of 2,500 square metres is permitted for each individual freestanding retail outlet to a total maximum gross floor area of 5,000 square metres. A food store is only permitted within a mixed use development to a maximum gross floor area of 5,000 square metres.
32	Secondary School	X	
33	Small Residential Care Facility	X	
34	Social Service Establishment	X	
35	Veterinary Services	X	

PROPERTY OVERVIEW LOCATION



HIGHWAY INTERCHANGES

- Enter in distances to each Highway 7 and Highway 85

DISTANCES TO CITIES

- Cambridge: 20.5 km | 29 mins
- Kitchener: 2 km | 7 min
- Waterloo: 3.2 km | 8 min
- Guelph: 24.2 km | 36 min
- Milton: 58.5 km | 44 min
- Brantford: 54.1 km | 53 min
- Hamilton: 66.6 km | 57 min

For More information Contact

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