

# Exclusive Offering

Maximize current returns while unlocking greater potential on 3.34 acres

## Wilfred, Weber & Ross KITCHENER, ONTARIO

10 Properties | Single Owner | Existing 58 Rental Units



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WILFRED, WEBER & ROSS KITCHENER ON

# Property Overview

## Property Overview



Well Located with Highway and Transit Accessibility



Strong existing Rent Roll



58 Units, 10 Separate Deeded parcels of Land



\$1.55 PSF average Rents  
55,000 Gross Square Feet



## The Offering

A unique opportunity to acquire a multi-family investment property spanning 10 municipal addresses and 3.34 acres. All parcels are under single ownership, enabling an investor or developer to secure the entire portfolio of 58 rental units, generating immediate cash flow while planning for future redevelopment. With utilities already in place and submetering nearly complete, each unit operates independently, offering designated parking and well-maintained paved areas. This rare investment combines strong current income with significant redevelopment potential.

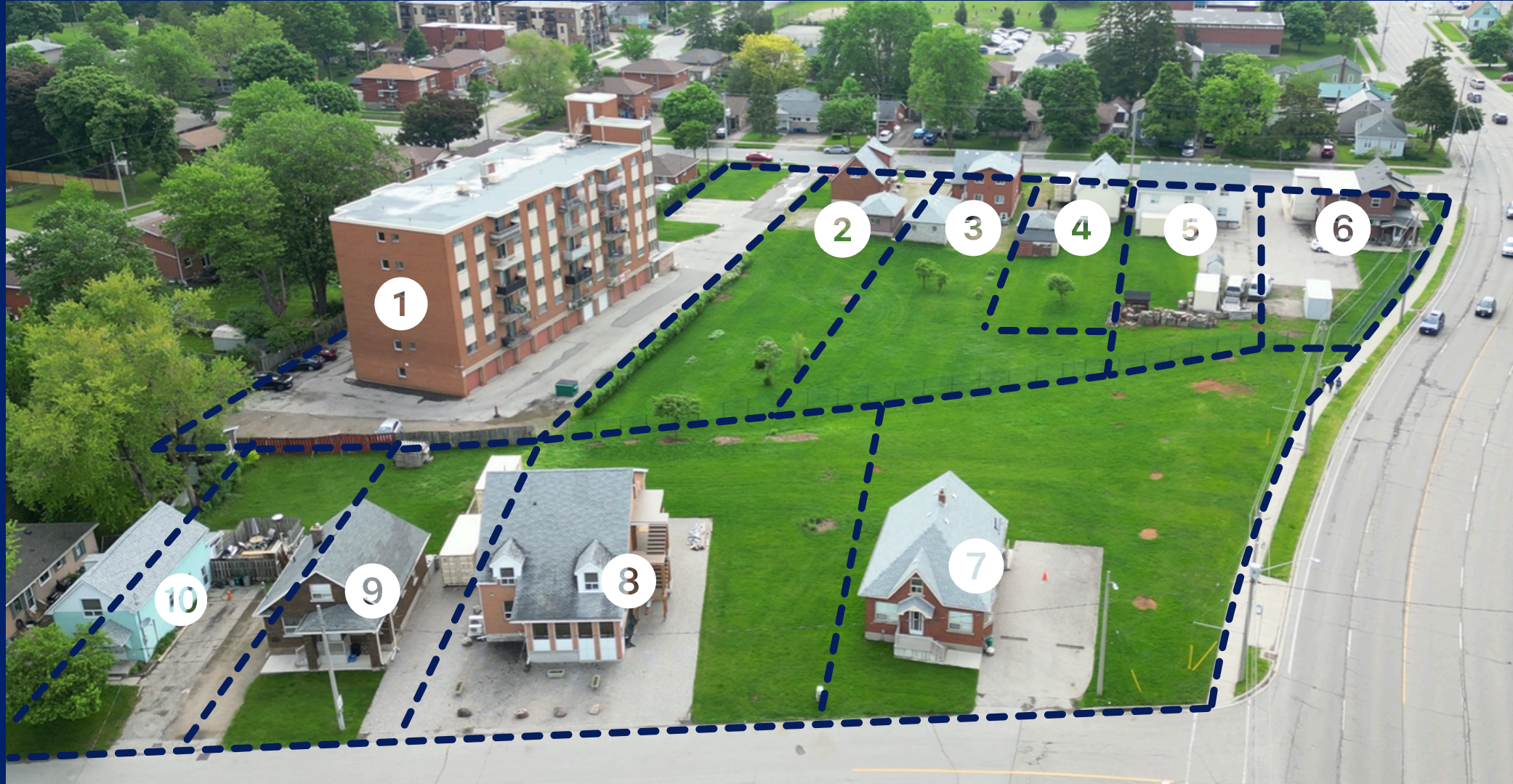


## Property Highlights

- 10 Municipal Addresses - ONE OWNER
- Assembled 3.34 Acres of Urban Land
- In Place Gross Rents totaling \$1,000,000
- Walkable: Schools, parks, grocery, and shopping
- 435' Frontage on Weber Street, 360' Frontage on Wilfred Avenue, and 250' Frontage on Ross Avenue.
- Asking value of \$317/Rentable SQ.FT.
- This rare investment combines strong current income with significant redevelopment opportunities



# 58 UNITS - FULLY RENTED - 10 BUILDINGS - ONE OWNER



1 72 Wilfred Ave.    2 66 Wilfred Ave.    3 60 Wilfred Ave.    4 54 Wilfred Ave.    5 50 Wilfred Ave.



6 42 Wilfred Ave.    7 55 Ross Ave.    8 63 Ross Ave    9 67 Ross Ave.    10 73 Ross Ave.

No.	Address	Land Size(Acre)	Existing
1	72 Wilfred Avenue, Kitchener	0.778	31 Unit, 7 Story Solid Concrete Apartment with ability to convert main floor garages to units
2	66 Wilfred Ave	0.436	Triplex
3	60 Wilfred Ave	0.465	5 Plex
4	54 Wilfred Ave	0.175	Triplex
5	50 Wilfred Ave	0.125	Triplex
6	42 Wilfred Ave	0.455	6 Plex
7	55 Ross Ave	0.375	Triplex
8	63 Ross Ave	0.255	Fully Renovated Large 4 Plex
9	67 Ross Ave	0.14	Duplex
10	73 Ross Ave	0.128	Single Family
<b>Total of 58 Existing Rental Units Under One Ownership with Surplus Lands</b>			



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Adult Day Program School

Fairview Park

Fairway Station

St. Aloysius Catholic Elementary School

Ridgeway & Somerset Apartments

Dare Foods Ltd / Kitchener

**FRESH CO**

**PIZZA 2GO**

Formarmour Industrial

Durnin Motors

Biomatik Corporation

Josslin Insurance

Sunnyside Public School

Prospect Ave.

Wilfred Ave.

Weber St.

Ross Ave.

360 ft

435 ft

250 ft



Price  
\$ 18,250,000



Site Size  
3.34 Acre  
10 Municipal Addresses



City Service  
Buildings have city utilities,  
mostly submetered.



Zoning  
RES-4 & RES-5



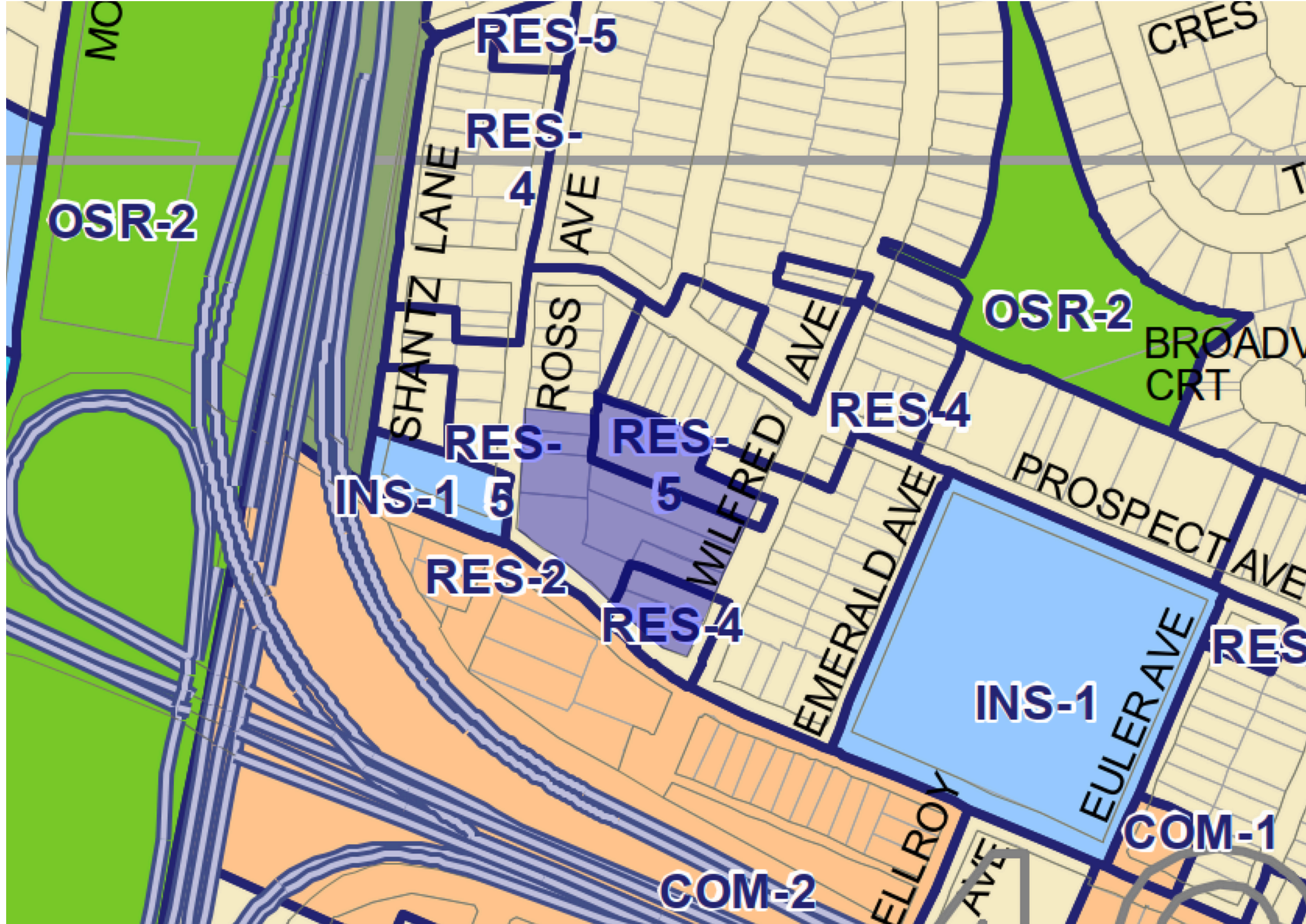
Building Size  
50,000 SQ FT Rented  
with in Place Rents



Parking  
Each address and dwelling have own  
parking designated parking areas



# PROPERTY ZONING DETAILS



## PERMITTED USES RES-4 AND RES-5 ZONING

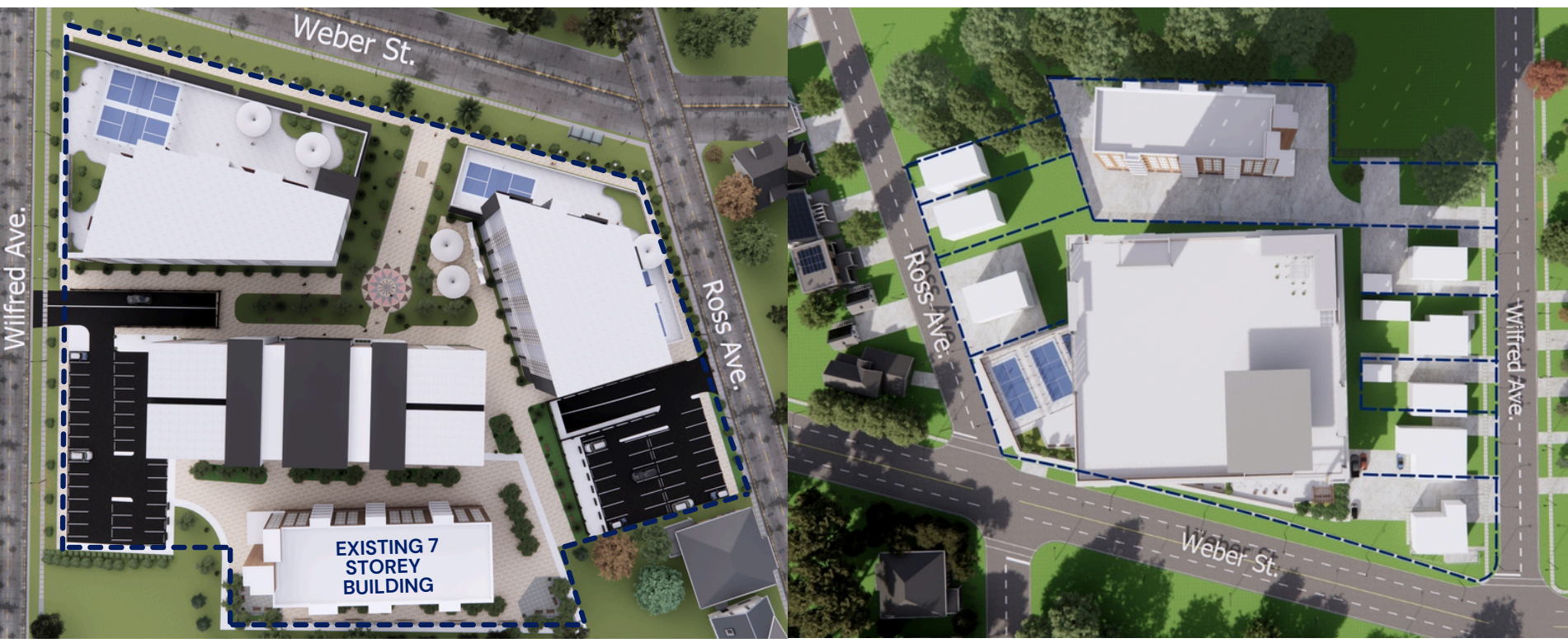
Permitted Uses	RES-4	RES-5
<b>Residential Uses</b>		
Single Detached Dwelling	✓	✓
Additional Dwelling Units(Attached)	✓	✓
Additional Dwelling Units (Detached)	✓	✓
Semi-Detached Dwelling	✓	✓
Townhouse Dwelling – Street	✓	✓
Townhouse Dwelling – Cluster	--	✓
Multiple Dwelling	--	✓
Lodging House (Amended: By-law 2024-136, S.4 – June 24, 2024)	✓	✓
Continuing Care Community	--	✓
Hospice	✓	✓
Residential Care Facility, Small	✓	✓
Residential Care Facility, Large	--	✓
<b>Non-Residential Uses</b>		
Artisan’s Establishment	--	--
Community Facility	--	--
Convenience Retail	--	--
Day Care Facility	--	--
Financial Establishment	--	--
Health Office	--	--
Home Occupation	✓	✓
Office	--	--
Personal Services	--	--
Studio	--	--



# DEVELOPMENT OVERVIEW

## Residential Land Development Assembly

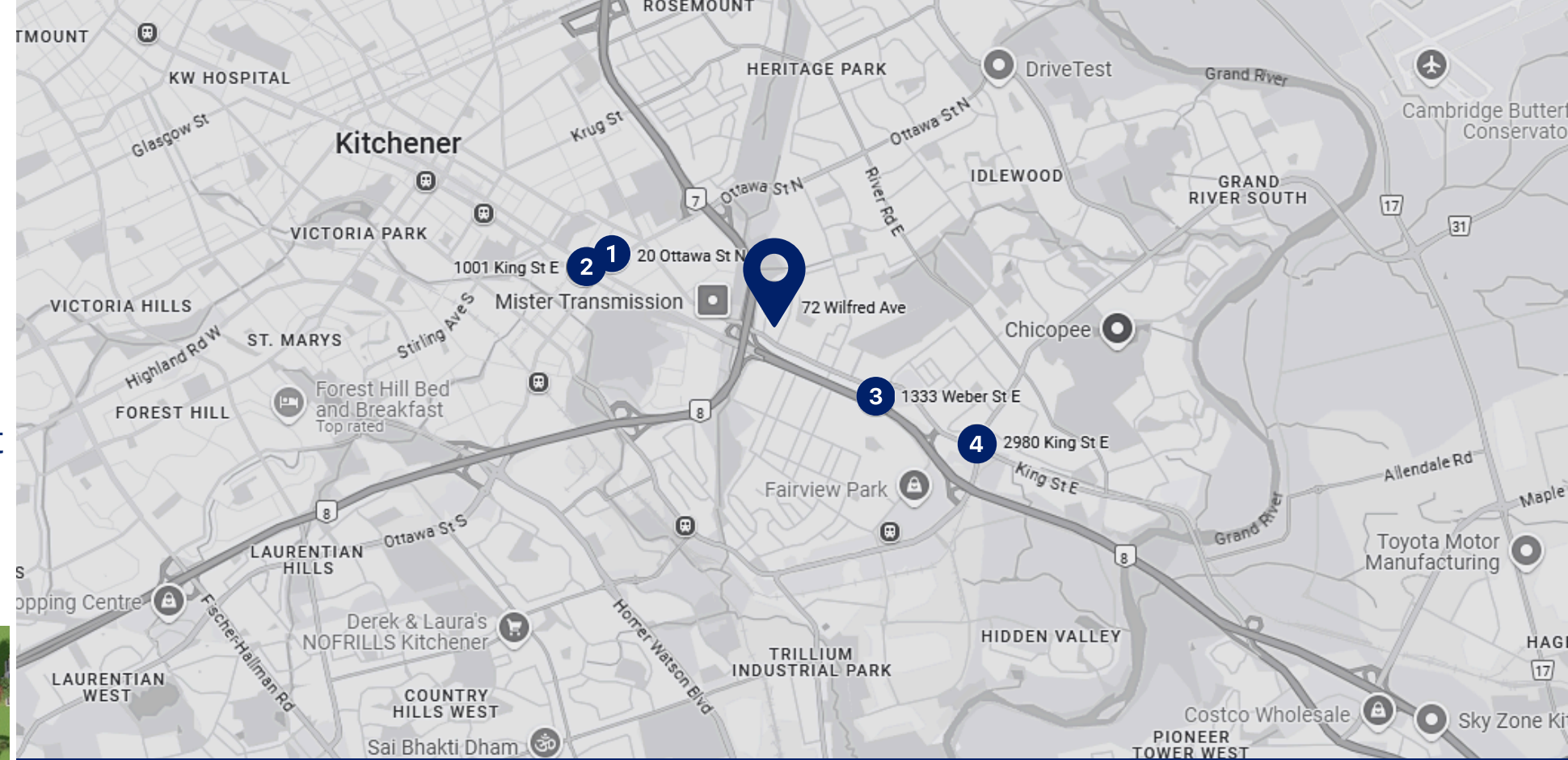
Wilfred.Ross Land Assembly offers a total of 3.34-acres with existing 58 Rental Units. The concept is to utilize the frontages on three roads, and offer a unique infill development opportunity while maintaining the existing 7-Story High Rise. Planning is still at the concept stage, and further studies and thought are being considered. The concept plans are to discuss density and how its perceived in terms of zoning and overall value.



Concept 1

Concept 2

Roofs and overall shape of the existing structures are able to continue collecting rents the way they always have been. Although the rather large urban redevelopment concepts are here to visualize and conceptualize utilizing existing structures and existing rent roll to help facilitate a redevelopment of the entire lands.



### Nearby Developments

	1	2	3	4
Address	20 Ottawa St N	1001 King St E	1333 Weber St E	2980 King St E
Size	3.05 acre	1.6 acre	3.64 acre	1.36 acre
Approved	YES	YES	YES	YES
Gross Floor Area	401,064 sq. ft	571,735 Sq ft.	605,315 sq. ft	619,764 sq ft
Units	464	464	622	436
Height (# of stories)	4-6 at street front then 26 for the main podium	92. m (30 Storey)	12-15 Storied with 4 Story Podium	6 Storey Podium, 12 storey and main being 32 stories
Floor Space Ratio	3.0 FSR	8.00 FSR	3.80 FSR	10.5 FSR
Units Per Acre Approved	155	290	170	320



# CONCEPTS OVERVIEW: NOT APPROVED



## Conceptualized for zoning Calculations

The concept visualized and showcased below focused on the demolition of all structures but the 7 Storey Concrete Purpose Built Rental.

## Development Specs

Gross Floor Area	415,000 sq ft + existing 7 story
Unit Count	460 new residential units + 31 existing rental units
Total Floors	4-story podium + 12 stories (16 total)
Floor Space Ratio (FSR)	3.73
Units per Acre	176





# CONCEPTS OVERVIEW: NOT APPROVED

## Conceptualized for zoning Calculations

This concept of utilizing the 1.00 acre of outdoor space from the remaining 10 Deeded Lots allows for the continued collection of existing cash flow on the remaining 58 Units.

## Development Specs

Gross Floor Area	487,408 sq. ft + 10 existing houses
Unit Count	600 residential units + 58 Existing Rental Units
Total Floors	4-story podium + 16-story tower
Floor Space Ratio (FSR)	11
Units per Acre	600







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**CONTACT FOR MORE INFORMATION**



**ERIC FREY**

Sales Representative

O: 519 743 5211 x3118

C: 519 729 3739

[efrey@coldwellbankerpbr.com](mailto:efrey@coldwellbankerpbr.com)



**JOHN HOFFMAN**

Sales Representative

O: 519 743 5211 x3040

C: 519 729 6211

[jhoffman@coldwellbankerpbr.com](mailto:jhoffman@coldwellbankerpbr.com)

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Kitchener Ontario  
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