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CONDOMINIUM UNITS FOR SALE

24

MCINTYRE PLACE

KITCHENER, ON

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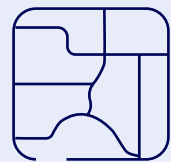
# THE PROPERTY

## Condominium Units Availability

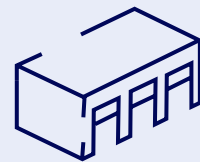
	Sale Price	Square Footage	Drive In Doors
Unit A1	\$2,392,125	6,379	1 - 10'x10'
Unit A2	\$1,132,875	3,021	None
Unit A1/A2	\$3,525,000	9,400	1 - 10'x10'
Unit B	\$633,750	1,690	1 - 8'x8'
Unit C	\$633,750	1,690	None
Unit B/C	\$1,267,500	3,380	1 - 8'x8'
Unit D	\$686,250	1,830	1 - 8'x8'
Unit E	\$686,250	1,830	1 - 8'x8'
Unit C/D/E	\$2,006,250	5,350	2 - 8'x8'



### Building Details



Zoned: EMP-4



Bright and well-maintained interiors



Ample on-site parking



Nearby public transit



Located near HWY 7/8 and HWY 401



High traffic area



# UNIT A1

## Unit Highlights

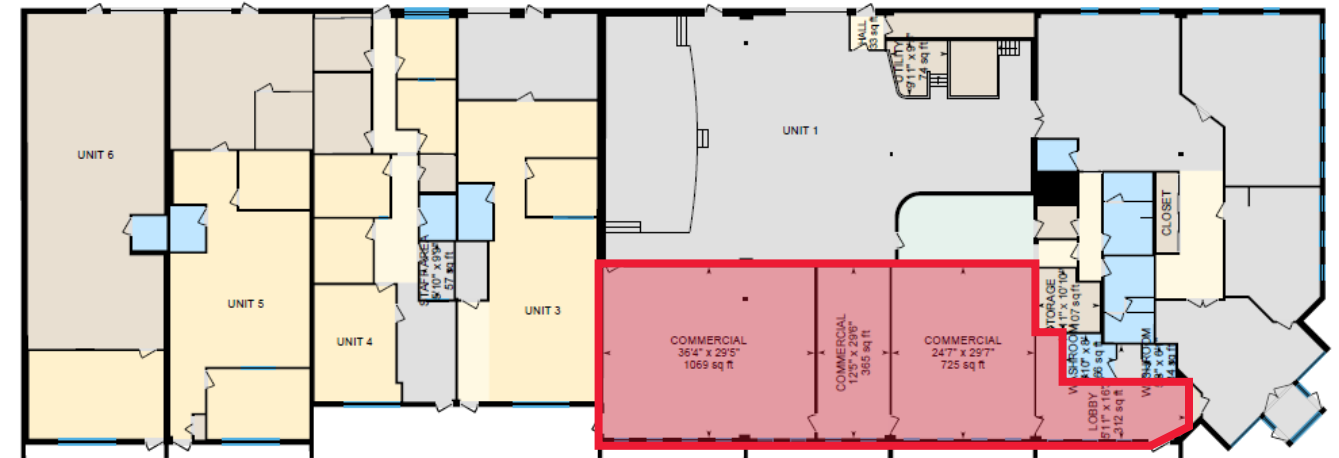
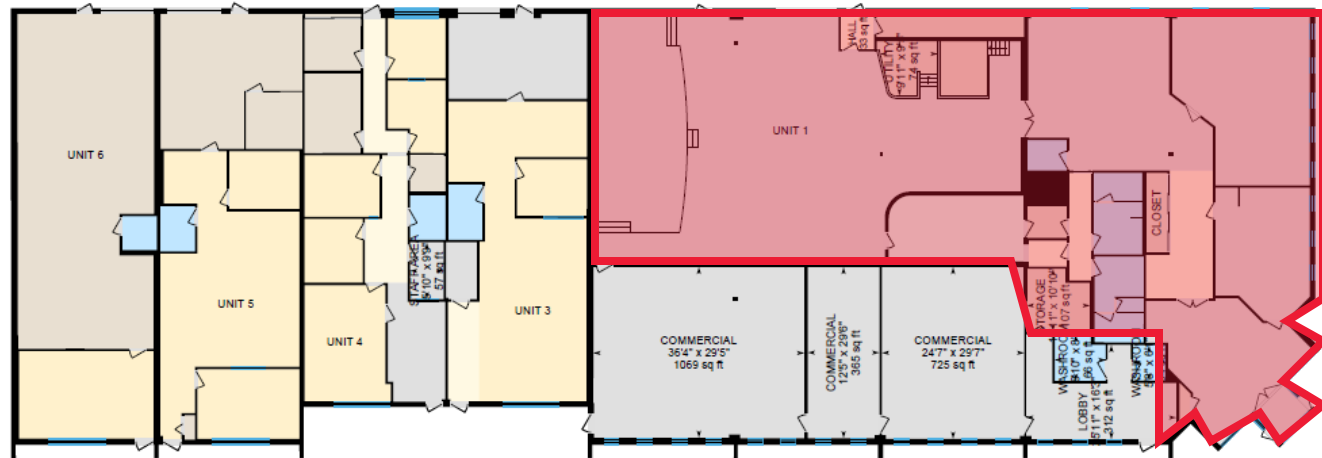
- Available Space: 6,379 SF
- Asking Price: \$2,392,125
- 1 DI - 10' X 10'
- Availability: Flexible



# UNIT A2

## Unit Highlights

- Available Space: 3,021 SF
- Asking Price: \$1,132,875
- Availability: Flexible



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# UNIT A1/A2

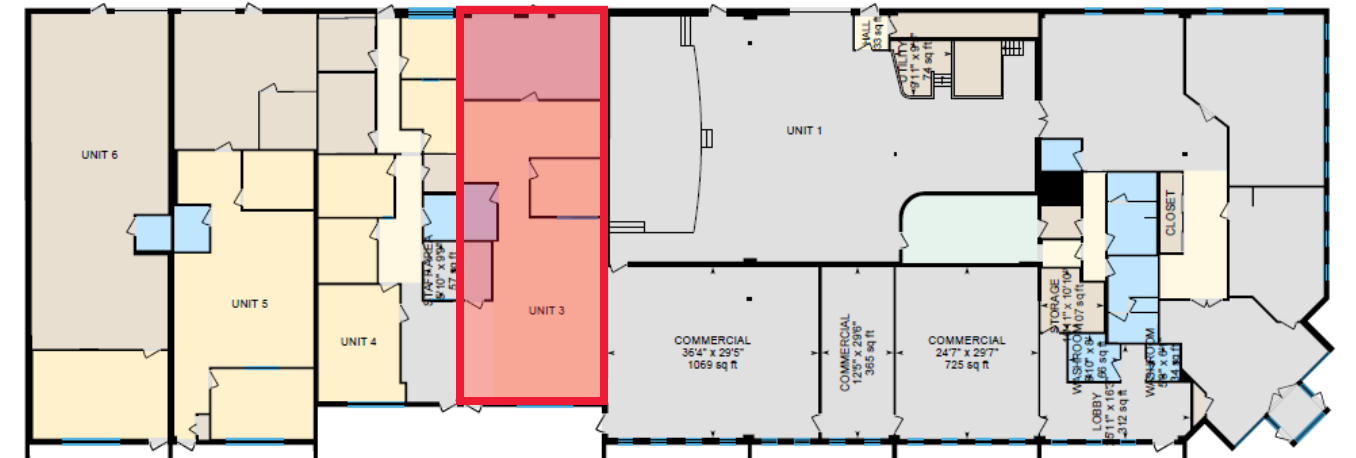
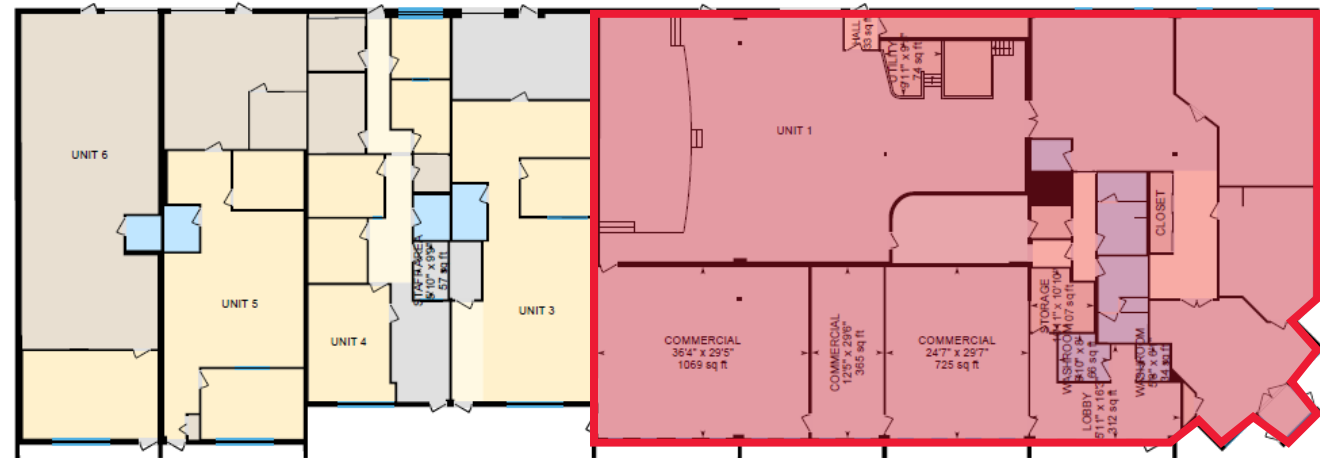
## Unit Highlights

- Available Space: 9,400 SF
- Asking Price: \$3,525,000.00
- 1 DI - 10' X 10'
- Availability: Flexible

# UNIT B

## Unit Highlights

- Available Space: 1,690 SF
- Asking Price: \$633,750
- 1 DI - 8' X 8'
- Availability: Immediately



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# UNIT C

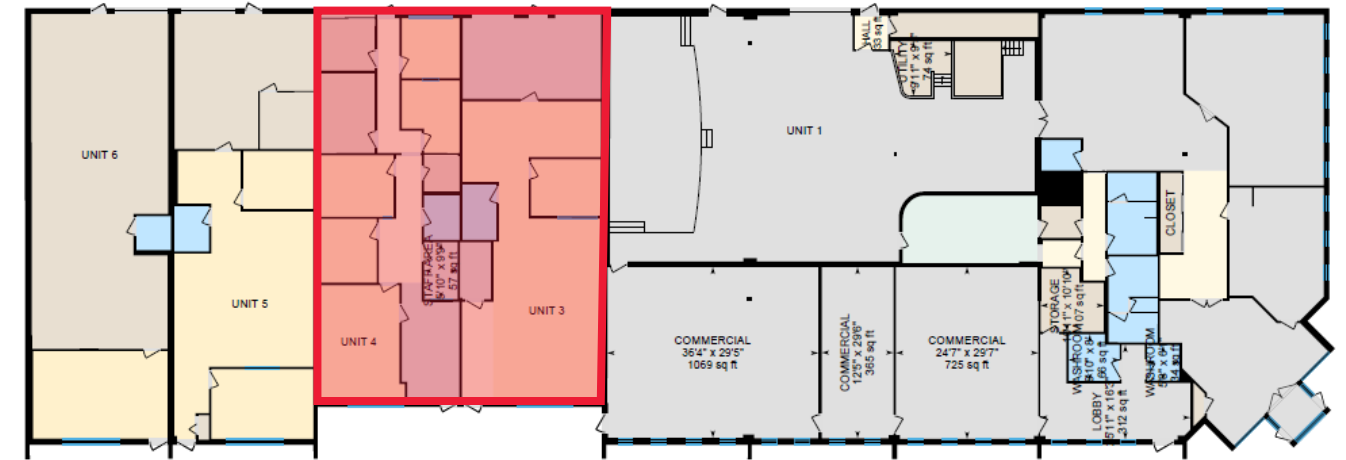
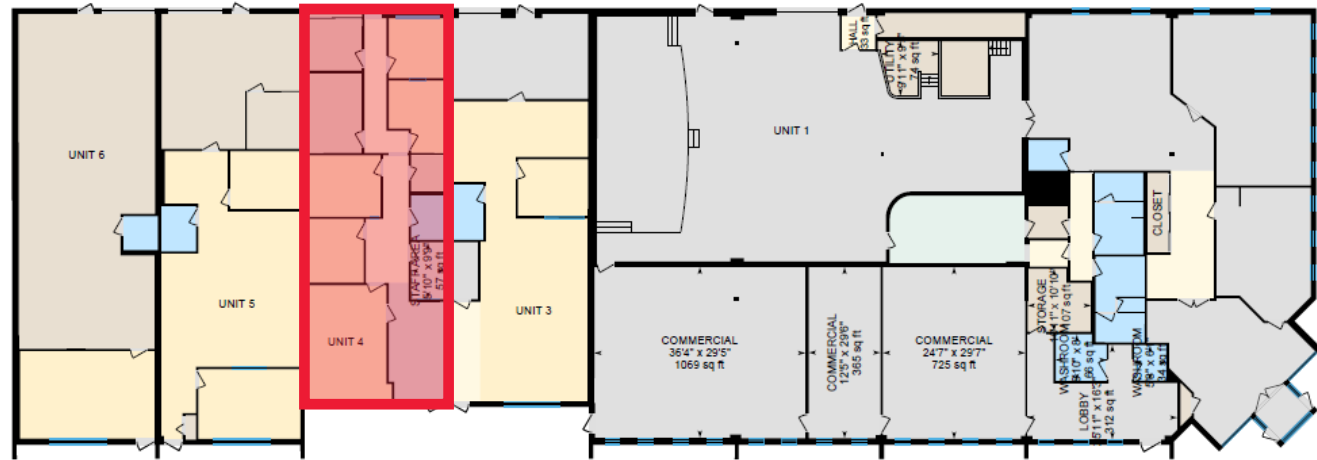
## Unit Highlights

- Available Space: 1,690 SF
- Asking Price: \$633,750
- Availability: Flexible

# UNIT B/C

## Unit Highlights

- Available Space: 3,380 SF
- Asking Price: \$1,267,500
- 1 DI - 8' X 8'
- Availability: Flexible



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# UNIT D

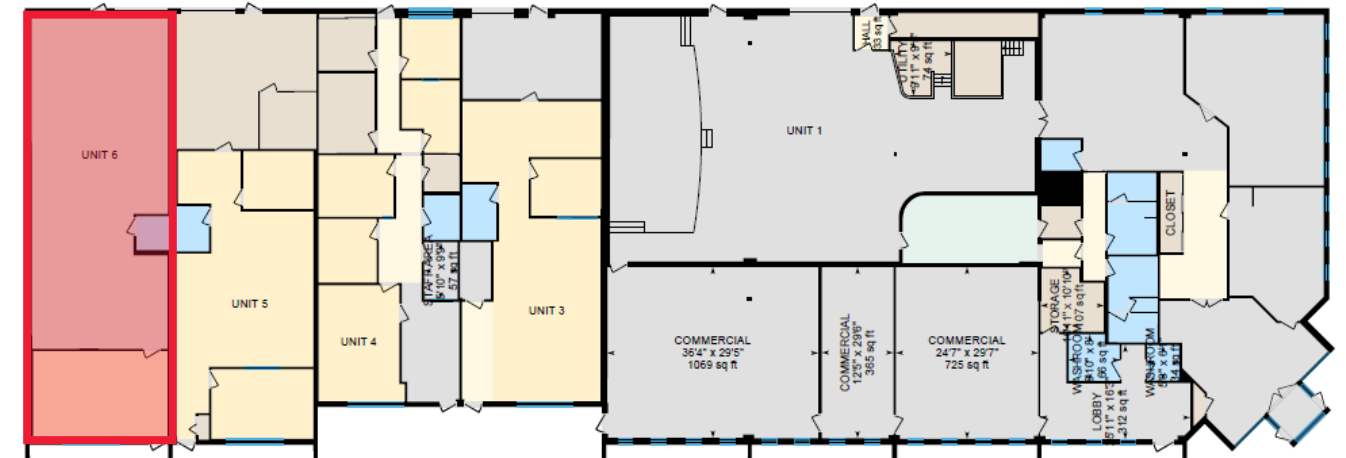
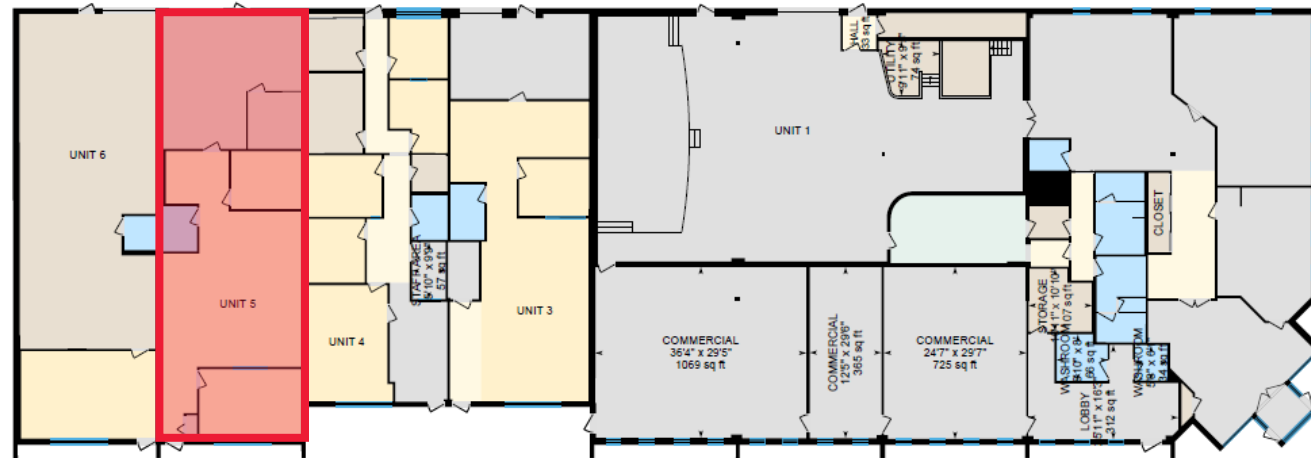
## Unit Highlights

- Available Space: 1,830 SF
- Asking Price: \$686,250
- 1 DI - 8' X 8'
- Availability: Flexible

# UNIT E

## Unit Highlights

- Available Space: 1,830 SF
- Asking Price: \$686,250
- 1 DI - 8' X 8'
- Availability: Flexible



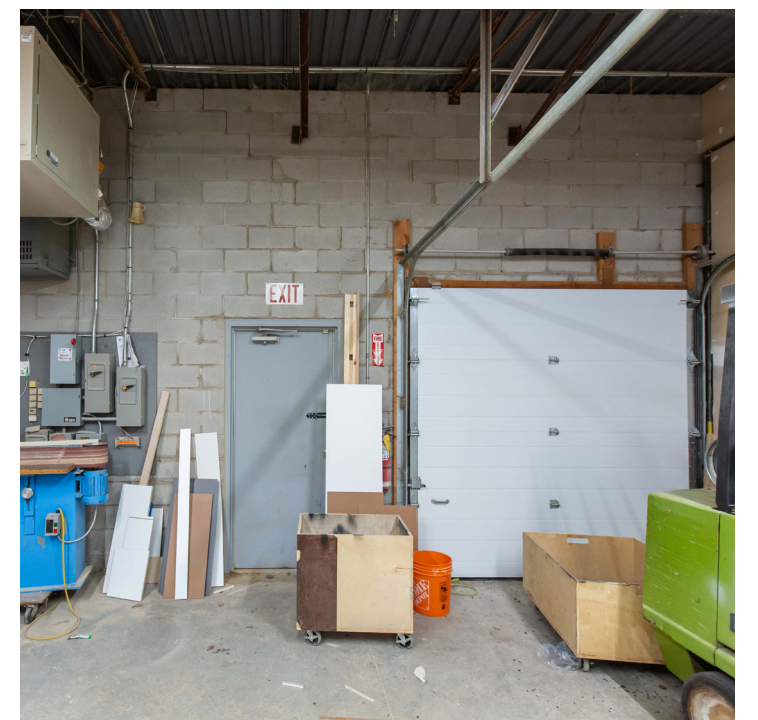
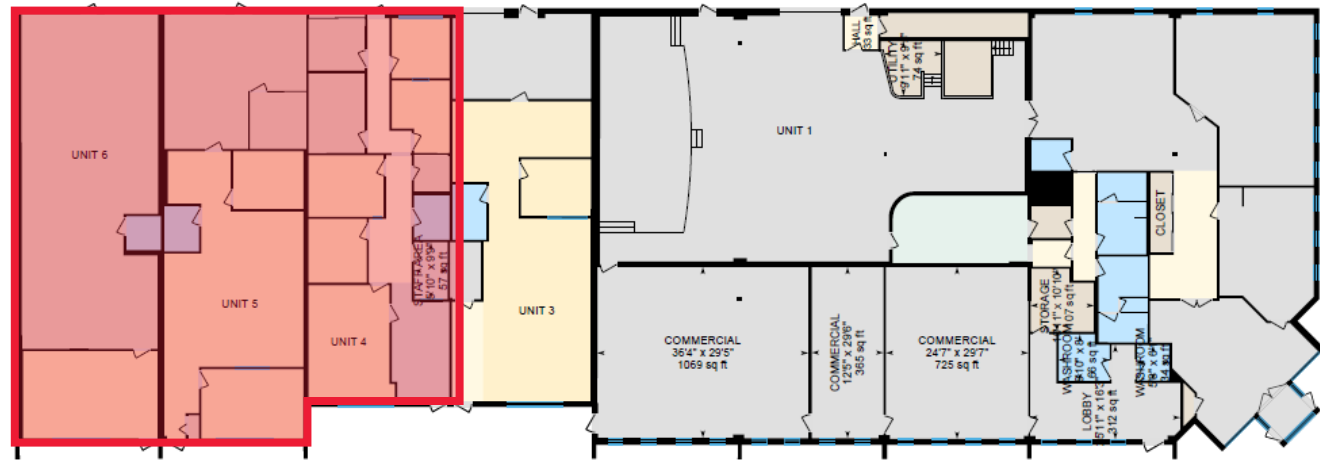
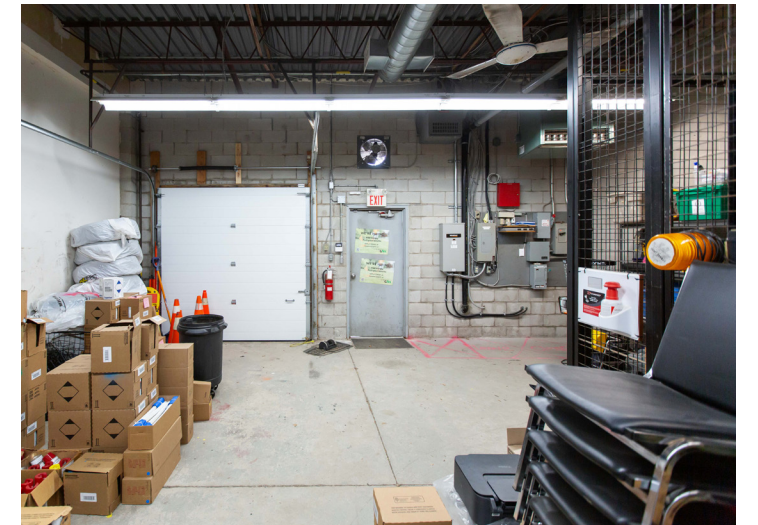
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# UNIT C/D/E

## Unit Highlights

- Available Space: 5,350 SF
- Asking Price: \$2,006,250
- 2 DI - 8' X 8'
- Availability: Flexible



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# LOCATION OVERVIEW

24 McIntyre Place is strategically located in Kitchener's well-established industrial node, offering exceptional connectivity across the Waterloo Region and broader Greater Golden Horseshoe.

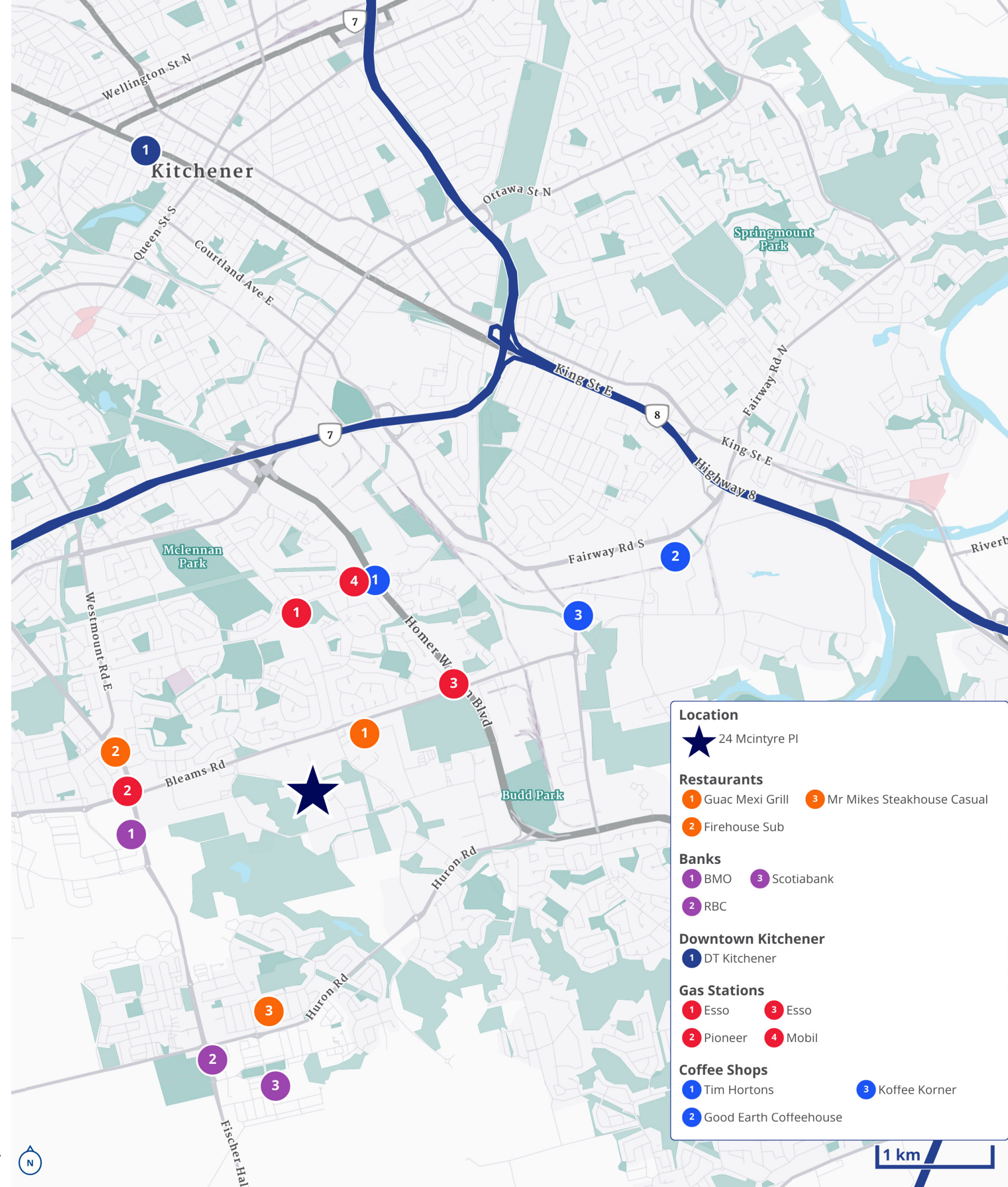
Positioned just minutes from Highway 7/8, the property provides direct access to Highway 401—one of Canada's primary transportation corridors—facilitating efficient distribution to major markets including Toronto, London, and the U.S. border. This prime access supports seamless logistics and supply chain operations for a wide range of industrial users.

The property benefits from its proximity to key commercial and industrial hubs, including the Trillium Industrial Park and surrounding employment areas, home to a diverse mix of advanced manufacturing, logistics, and technology firms.

Public transit is readily available via Grand River Transit (GRT) routes serving the area, while the ION LRT corridor and Kitchener GO Station are within a short drive, providing regional connectivity for employees commuting throughout Waterloo Region and the Greater Toronto Area.

A full range of amenities are located nearby along Victoria Street North, King Street East, and in Downtown Kitchener, offering convenient access to restaurants, retail, financial institutions, and services. The property is also within close proximity to major institutions such as the University of Waterloo, Wilfrid Laurier University, and Conestoga College, supporting access to a highly skilled labour pool.

This central and accessible location makes 24 McIntyre Place an ideal address for businesses seeking efficient transportation links, strong labour access, and proximity to key commercial amenities.





## 24 MCINTYRE PLACE, KITCHENER, ON

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