

FOR SALE

LAND

115 Union Blvd, Kitchener

PROPERTY HIGHLIGHTS

For Sale: High-Exposure Corner Site in Kitchener's Urban Corridor

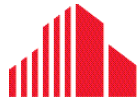
115 Union Boulevard | \$1.99 Million | ~0.44 Acres | Zoned MIX-2

Positioned at a signalized intersection in a high-traffic area, 115 Union Boulevard offers a prime development opportunity on a 0.44-acre corner site in Kitchener's central urban corridor. Zoned MIX-2 (Mixed Use Two), the property permits a wide range of medium-density residential, commercial, institutional, and mixed-use developments, making it ideal for a vibrant, street-oriented project. The site boasts excellent visual exposure, is steps from public transit, and is surrounded by key amenities including St. Mary's Hospital, multiple schools, and established neighbourhoods. An RSC (Record of Site Condition) is anticipated by early 2026, further supporting development potential. This is a compelling opportunity for investors, developers, or end users seeking a flexible, well-located property in one of Kitchener's most connected nodes.

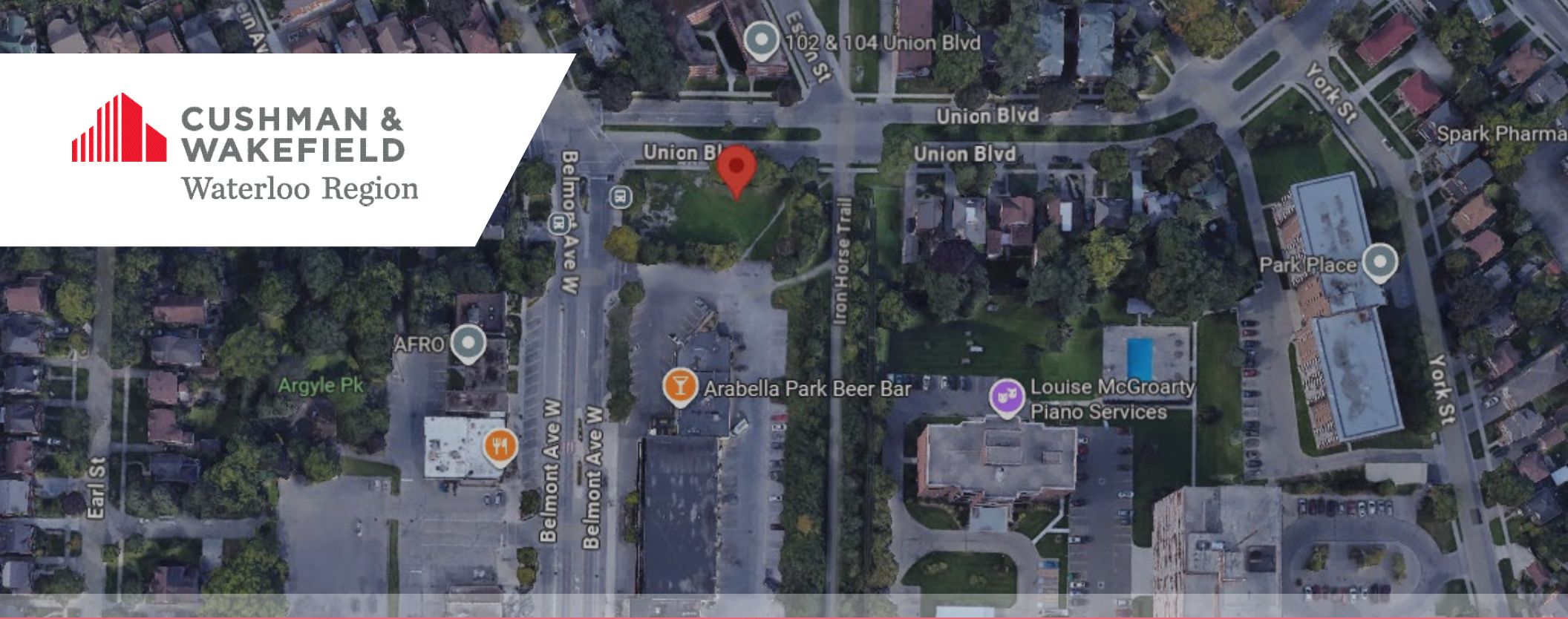
PROPERTY DETAILS

Type:	Land
Size:	0.44 Acres
Sale Price:	\$1,990,000.00
Taxes:	\$24,999.00 (2023)
Possession:	Immediate
Zoning:	MIX-2 Mixed-Use





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