



530-550

KING STREET EAST

KITCHENER, ONTARIO

Existing $\pm 10,000$ Sq. Ft. Vacant
Commercial Building and
9-Storey Purpose-Built Rental
Development Site Opportunity

ASKING PRICE

\$5,500,000

± 0.51 Acres | $\pm 10,000$ Sq. Ft. | ± 80 Residential Rental Units | Kitchener

EXECUTIVE *Summary*

CBRE Southern Ontario Investment Team is pleased to present for sale 530-550 King Street East (the “Property” or the “Site”), a ±0.51-acre development opportunity currently improved with a ±10,000 Sq Ft. commercial building.

The Property is strategically positioned along King Street East on the edge of Downtown Kitchener, within one of the city’s primary intensification corridors. The Site offers immediate access to the downtown core’s amenities, including restaurants, retail, and major employment hubs such as the Innovation District. The surrounding area continues to experience significant residential and mixed-use development, reinforcing the corridor’s long-term growth trajectory. The Property is well-served by public transit, including nearby Grand River Transit bus routes and the ION LRT.

With retention of the existing commercial building, the proposed development contemplates the construction of a 9-storey mixed-use building containing 80 residential units and 2 commercial units with 10 parking spaces, and an estimated GFA of ±61,677 Sq. Ft. The Property represents an excellent opportunity to acquire a strategically located future development Site within one of Kitchener’s most dynamic growth corridors.



PROPERTY

Summary

TOTAL SITE AREA ±0.51 Acres

BUILDING AREA ±10,000 SF

FRONTAGE ±239.74 ft on King St E
±96.38 ft on Cameron St N

OFFICIAL PLAN Strategic Growth Area B

ZONING Strategic Growth Area (SGA-2) with Holding Provision (H18)

IMPROVEMENTS

- Existing ±10,000 SF commercial building, currently vacant and stripped to its structural shell.
- Approximately ±0.35 acres of excess land.
- New roof and rooftop HVAC units recently installed.
- Clean Record of Site Condition (RSC) completed.
- Significant geothermal infrastructure completed, designed to support future development.

**Supporting documentation is available in the Data Room.*





Westmount Golf & Country Club

St. Johns Catholic School

Victoria Park

Cameron Heights Collegiate Institute

Waterloo Regional Health
Network @ Midtown
(Grand River Hospital)

LRT | Queen Station

Drewlo Holdings

CAMERON STREET S

Google

UNIVERSITY OF
WATERLOO
School of Pharmacy

DOLLARAMA

The Market Flats

Scotiabank.

M
THE MUSEUM

Nova Era Bakery



ServiceOntario

Market Square

KITCHENER
MARKET

530-550

KING STREET EAST

KITCHENER, ONTARIO

KING STREET E

DTK Condos

The Market Lofts

Waterloo Region
Courthouse

The Scott |
Harlo Capital

Civic 66 | Killam REIT

Kitchener
Public Library

Region of Waterloo

DUKE STREET E

WEBER STREET E

BETZNER AVENUE N



530-550

KING STREET EAST

KITCHENER, ONTARIO

THE *Advisor*

SOUTHERN ONTARIO INVESTMENT TEAM

Joe Benninger*, ^{CCIM}

Vice President

+1 519 340 2323

joe.benninger@cbre.com

CBRE Limited, Brokerage | 72 Victoria Street S, Suite 200 | Kitchener, ON | N2G 4Y9 | **Broker, *Sales Representative

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**Southern Ontario
Investment Team**

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