



85%  
LEASED

CONCEPT ONLY ✦

# FOR LEASE

11 OTTAWA STREET NORTH  
UNIT #202 , KITCHENER, ON.

JAMES BOUDREAU

Broker

P: 519.743.5211 x 3020

jboudreau@coldwellbankerpbr.com



**COLDWELL BANKER  
COMMERCIAL**

PETER BENNINGER  
REALTY, BROKERAGE

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## OFFERING SUMMARY

AVAILABLE SPACE: 2,875 SF

BASE LEASE RATE: \$17.00/SF

ADDITIONAL RENT: \$5.05/SF

UTILITIES: PAID FOR BY TENANT

ZONING: SGA-3

PARKING: 34 SPACES (APPROX.)

## PROPERTY DETAILS

Only 2,875 sq ft of retail space remaining! This prime commercial leasing opportunity offers exceptional visibility along a high-traffic major artery, making it an ideal location for businesses seeking maximum exposure. With Multi-Use Zoning, the space accommodates a variety of commercial applications, including retail, healthcare, and office space, among others.

The property boasts excellent accessibility, with convenient connections to the LRT line, Highway 401, and the Expressway, ensuring ease of access for both customers and employees. Additionally, ample onsite parking enhances convenience for tenants and visitors alike.

Located just outside the downtown core, the site is surrounded by well-established residential neighborhoods and is within walking distance of three major redevelopment projects, which are expected to introduce 2,583 new residential units to the area. This rapidly growing community presents an excellent opportunity for businesses looking to establish themselves in a thriving hub. Contact for leasing details or to schedule a private tour.

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DEMOLITION PROGRESS | DURING



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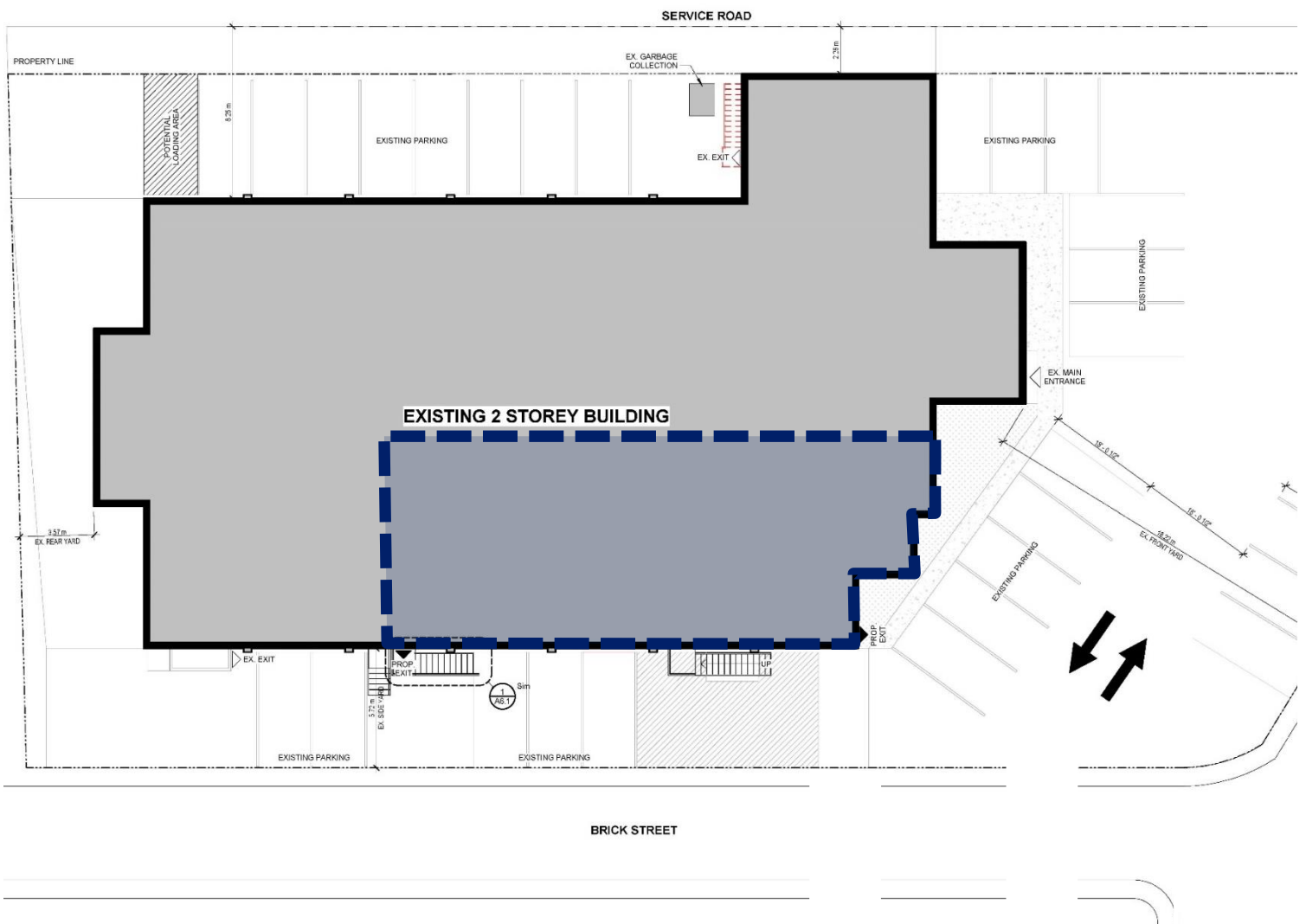
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## AREA SCHEDULE

UNIT #202

2,875 SF

CLICK TO TOUR



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**1.** 1001 KING STREET EAST  
REDEVELOPMENT  
30 STOREY - 511 UNITS  
4,900 SF COMMERCIAL SPACE

**2.** 50 BORDEN AVENUE SOUTH  
PROPOSED DEVELOPMENT  
COMMERCIAL/RESIDENTIAL MIX  
57 STORY - 1,224 UNITS

**5.** 1253 KING STREET EAST  
REDEVELOPMENT  
24 STOREY - 372 RESIDENTIAL UNITS

**3.** 926 KING STREET EAST  
REDEVELOPMENT  
COMMERCIAL/RESIDENTIAL MIX  
10 STOREY - 91 RESIDENTIAL UNITS

**4.** 20 OTTAWA STREET NORTH  
PROPOSED DEVELOPMENT  
26 STOREY - 476 RESIDENTIAL UNITS

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## ZONING | PERMITTED USES

- Additional Dwelling Unit (Attached) (By-law 2023-102, S.15)
- Additional Dwelling Unit (Detached) (By-law 2023-102, S.15)
- Artisan's Establishment
- Canine or Feline Grooming Commercial Entertainment
- Commercial Recreation
- Craftsman Shop
- Day Care Facility
- Duplex Dwelling
- Dwelling Unit
- Educational Establishment
- Financial Establishment
- Health Clinic
- Health Office Home Business
- Hospice (2013-124, S.51)
- Hotel
- Lodging House Medical Laboratory
- Multiple Dwelling
- Museum
- Office
- Personal Services
- Printing Establishment
- Private Club or Lodge
- Religious Institution
- Repair Service
- Residential Care Facility
- Restaurant
- Retail
- Security or Janitorial Services
- Scientific, Technological or Communications Establishment
- Single Detached Dwelling
- Street Townhouse Dwelling Studio
- Tourist Home Veterinary Services

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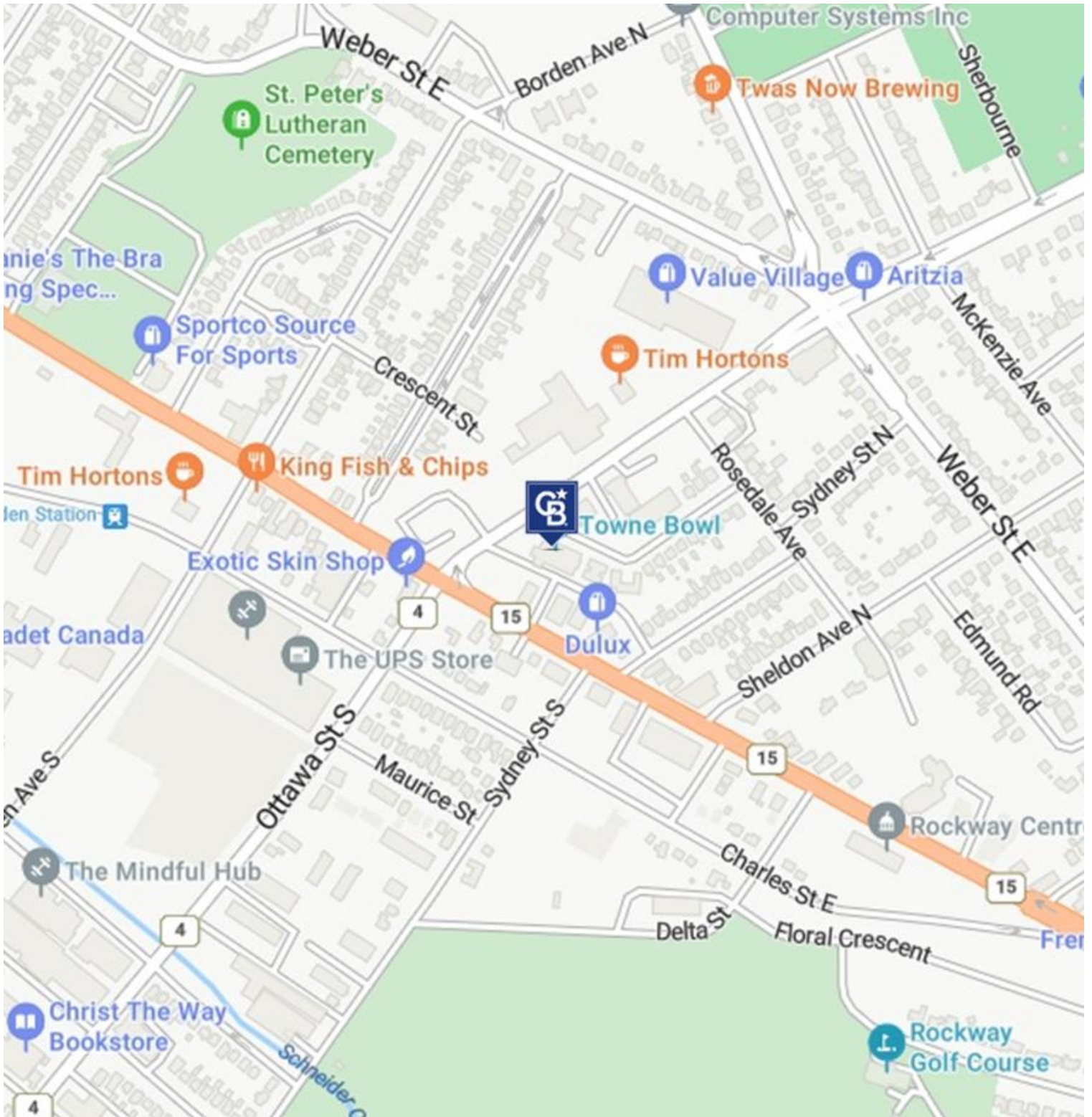


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