

HIGH-VISIBILITY MIXED-USE INVESTMENT/ OWNER- USER OPPORTUNITY FOR SALE

3188 KING STREET E, KITCHENER



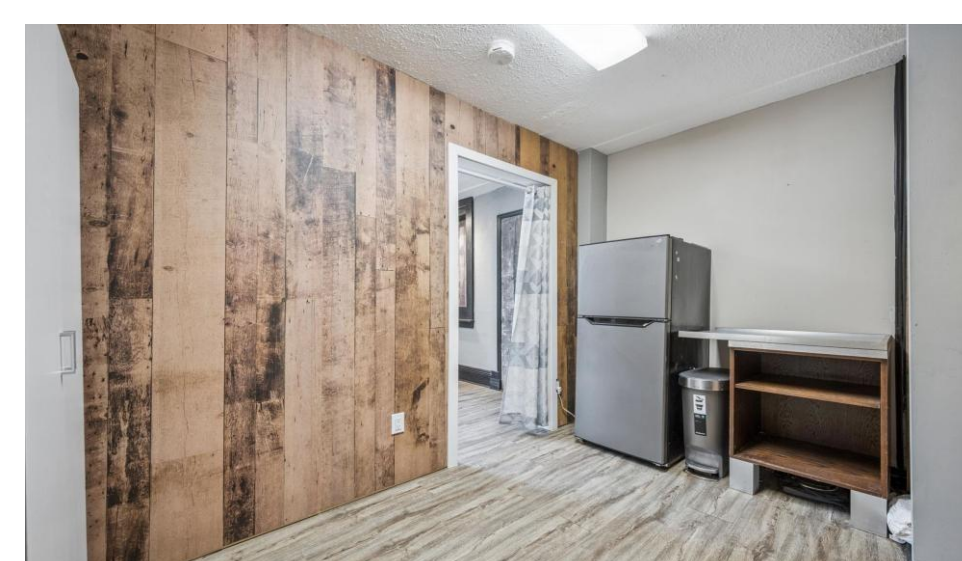
PROPERTY OVERVIEW

ASKING PRICE	\$1,100,000
BUILDING SIZE	1,957 SF + Basement
SITE AREA	0.209 AC
PROPERTY TYPE	Mixed-Use Commercial / Residential
COMMERCIAL UNITS	3 Main floor units
RESIDENTIAL UNIT	Second floor 4-bedroom apartment
NUMBER OF FLOORS	2 Storeys + basement
ZONING	COM-2
PARKING	11+ On-site spaces
SIGNAGE	Pylon Signage
2025 PROPERTY TAX	\$9,062.49



PROPERTY HIGHLIGHTS

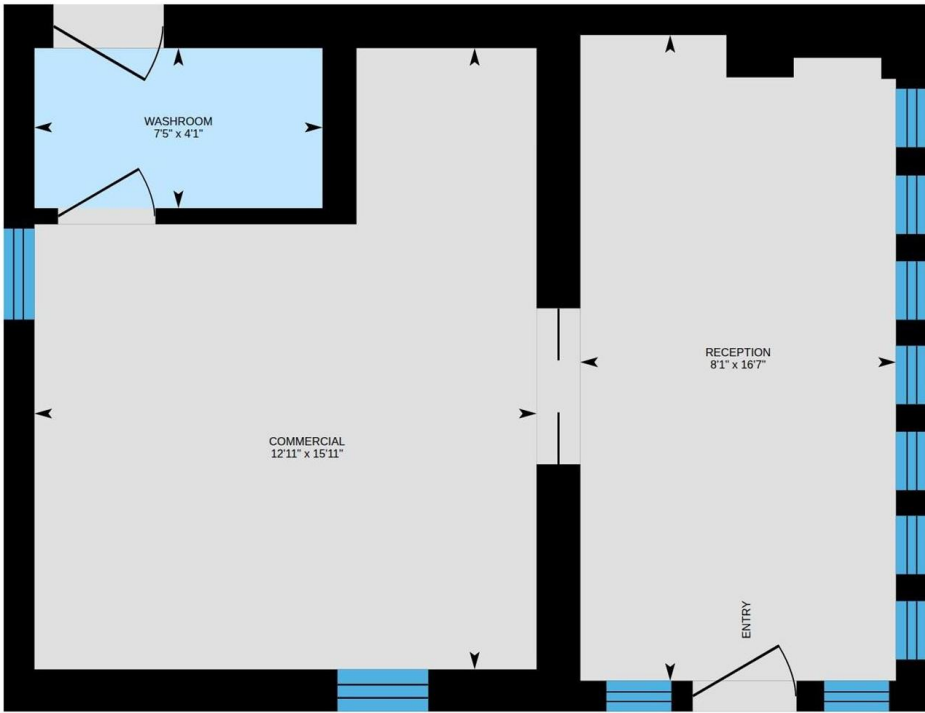
- 1,957 SF Mixed-Use Commercial / Residential building situated on approximately 0.209 acres
- Three main-floor commercial units offering flexible leasing or owner-occupancy potential
- Second-floor 4-bedroom (bedrooms leased individually) apartment providing additional residential income
- 11+ on-site parking spaces, a major advantage for tenants, customers, staff, car sales and residential use
- Prominent King Street E frontage with pylon signage for enhanced visibility
- COM-2 zoning permitting a broad range of uses including retail, office, health clinic, pet services, auto sales, and other commercial uses
- Ideal for investors, owner-users, health and beauty operators, professional services, pet services, clinics, or purchasers seeking a flexible multi-tenant asset
- Strong east Kitchener location with convenient access to Highway 8, Fairway Road, Sportsworld, and surrounding residential and commercial nodes



[CLICK HERE FOR VIRTUAL TOUR!](#)

FLOOR PLANS + AERIAL VIEW

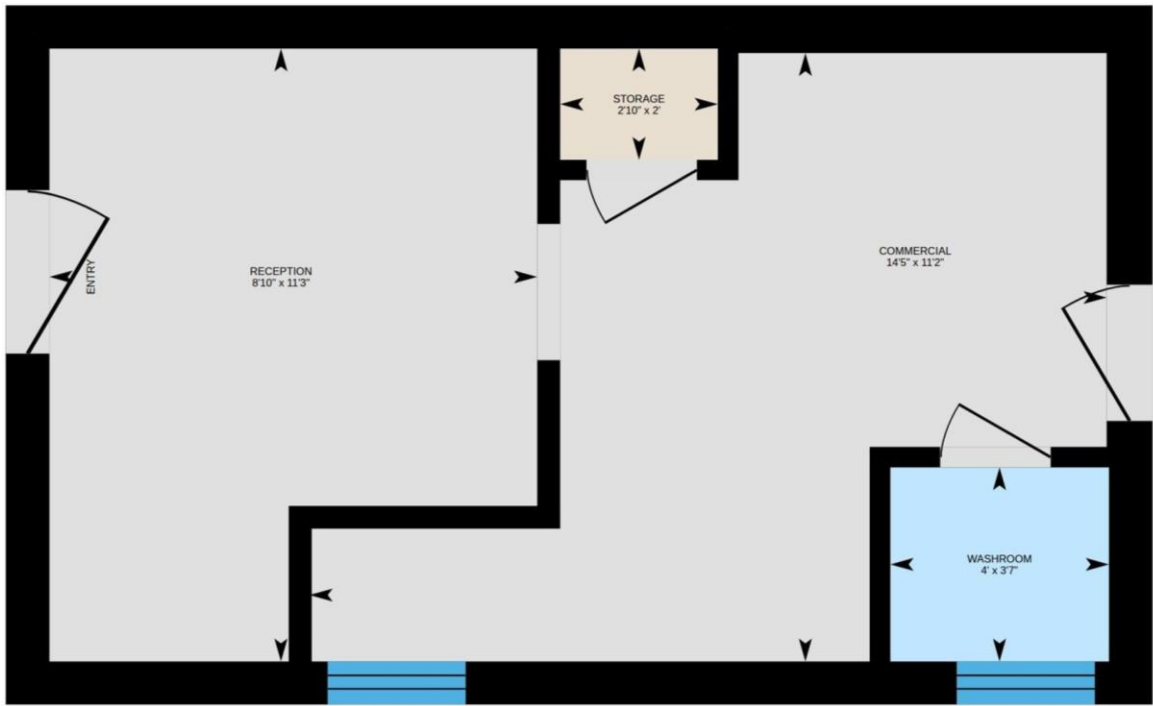
MAIN FLOOR: 1,020 SF TOTAL
SECOND FLOOR: 937 SF TOTAL



MAIN FLOOR
COMMERCIAL UNIT 1
(418 SF)



MAIN FLOOR
COMMERCIAL UNIT 2
(337 SF)



MAIN FLOOR
COMMERCIAL UNIT 3
(266 SF)



SECOND FLOOR
4 BEDROOM APARTMENT
(937 SF)



HIGH-VISIBILITY KING STREET E LOCATION

- Prominent King Street E exposure
- Quick Access to HWY 8 And Fairway Rd.
- Close to Sportsworld, Automotive, Retail, Service and Employment nodes.
- Surrounded by established residential density supporting service-based commercial uses.





To arrange a private tour or request access to additional property information,
please contact Brooks Way or Theo Papadopoulos.

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