

\$ - 11 Ottawa Street N Unit# 3, Kitchener

MLS® #40705861

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0 Bedroom, 0.00 Bathroom, 12,893 sqft
Retail on 0 Acres

212 - Downtown Kitchener/East Ward, Kitchener, Ontario

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. Offering up to 12,893 square feet of leasable space, this property can be divided to approximately 3,893 square feet, providing flexibility to suit a range of business needs. 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. (id:6289)



Essential Information

Listing #	40705861
Bathrooms	0.00

Square Footage	12,893
Acres	0.00
Type	Retail

Community Information

Address	11 Ottawa Street N Unit# 3
Subdivision	212 - Downtown Kitchener/East Ward
City	Kitchener
Province	Ontario
Postal Code	N2H3K1

Amenities

Amenities	Public Transit
Features	Visual exposure, Paved driveway
Parking Spaces	38

Interior

# of Stories	2
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Exterior

Exterior	Concrete
Construction	Concrete block, Concrete Walls

Listing Details

Listing Office	COLDWELL BANKER PETER BENNINGER REALTY
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