

SITE STATISTICS
 Zoning- LOCAL COMMERCIAL (COM-1)
 C of A Application- N/A
 Lot Area- 907.5 m²
 Building Coverage- 376.1 m² (41%)
 Landscaped Area- 200.3 m² (22%)
 Asphalt / Hard Surface Area- 331.1 m² (36%)

Parking Required- 4 SPACES FOR CATERING SERVICE ESTABLISHMENT, 1 SPACE FOR RESIDENTIAL, 1 TYPE A BARRIER FREE SPACE (provide parking calculation)
 Parking Provided- 5 STANDARD SPACES AND 1 TYPE A BARRIER FREE SPACE
 Parking Space Minimum Dimensions- 2.6m x 5.5r

MULTI-RESIDENTIAL
 Number of Units- N/A
 Number of Visitor Spaces- N/A
 Floor Space Ratio- N/A

COMMERCIAL
 Total Gross Floor Area (including mezzanine)- 271 m²

INDUSTRIAL
 Total Gross Floor Area (including mezzanine)- N/A

INSTITUTIONAL
 Floor Space Ratio- N/A

NOTE: ALL ASPHALT AREAS TO BE DEFINED WITH 0.15M HIGH POURED CONCRETE CURBING

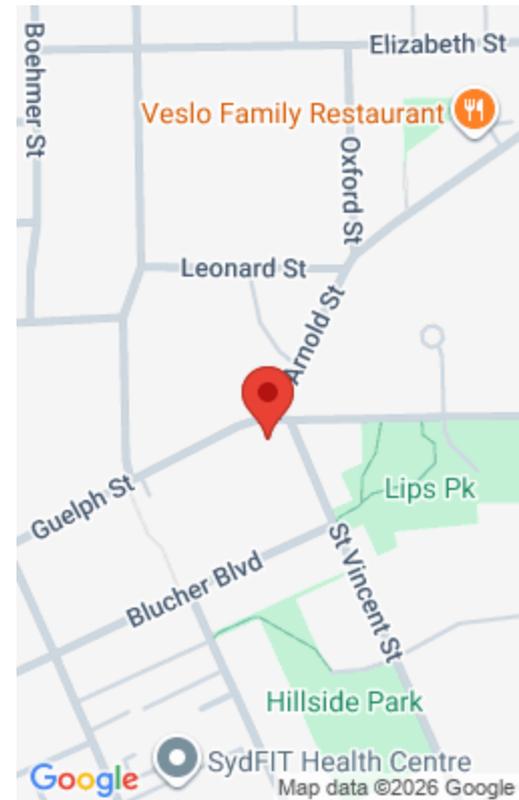
\$899,000

- Mixed Use
- Land
- Active

671 GUELPH ST, KITCHENER, ON N2H 5Y5, CANADA

<https://krealtypros.com>

Approved Mixed-Use Development Lot - 671 Guelph St, Kitchener
 Excellent opportunity for investors and developers to acquire a fully approved mixed-use development site in a growing Kitchener neighbourhood. Zoned C-1 (Commercial Residential), the property permits both residential and commercial uses. The lot measures 104.74 ft x 79.52 ft and comes with an approved site plan [...]



Amenities & Features

Water Source: Municipal

Sewer: Sewer (Municipal)

Frontage Type: South

