

**SITE STATISTICS**  
 Zoning- LOCAL COMMERCIAL (COM-1)  
 C of A Application- N/A  
 Lot Area- 907.5 m<sup>2</sup>  
 Building Coverage- 376.1 m<sup>2</sup> (41%)  
 Landscaped Area- 200.3m<sup>2</sup> (22%)  
 Asphalt / Hard Surface Area- 331.1 m<sup>2</sup> (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 m<sup>2</sup>

**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

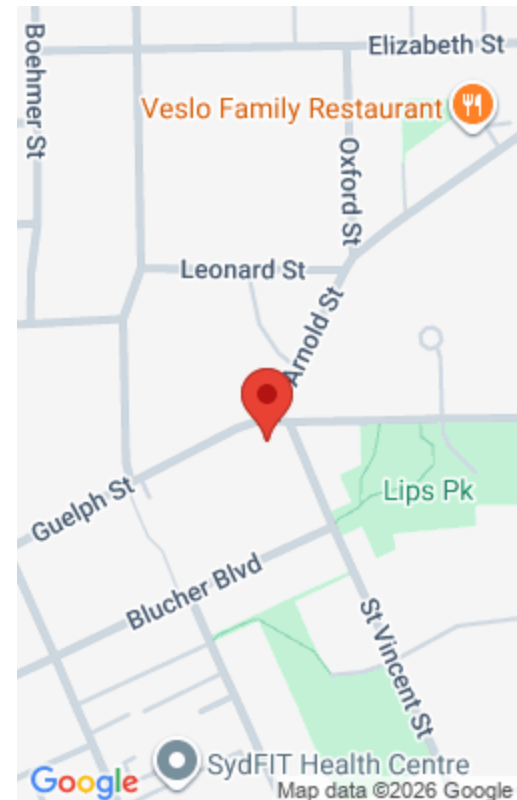
\$879,000

- 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

