



2000

HIGHLAND ROAD EAST  
KITCHENER, ON

FOR SALE

Versatile Commercial Opportunity





# ABOUT

Discover the potential of a  $\frac{1}{4}$  acre lot with 110' of frontage of prime commercially zoned land with a free-standing building. 280 Highland Road East is located within proximity to Highway 8, schools, and many amenities. Offering a myriad of possibilities for various user groups, this versatile property could be the ideal spot to locate your business. The existing structure includes two bays with hoists, a welcoming reception area, an office, and convenient two-piece washroom. Alternatively, seize the opportunity to renovate or redevelop and customize a building that meets your specific business needs. Positioned next to a newly renovated medical clinic, this location provides high visibility and accessibility, making it a great spot for a service or business looking to thrive. Don't miss out on this exceptional opportunity! Financial assistance is available.





# THE DETAILS



## AVAILABILITY

~1,632 SQ FT BUILDING

0.253 ACRES LAND

## PROPERTY TAXES

EST. \$12,281.30/ 2024

## ZONING

COM-1 (318)

SEE REVERSE FOR FURTHER DETAILS

## POSSESSION

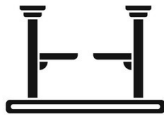
IMMEDIATE

## OFFERING PRICE

\$1,289,000



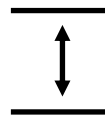
Ample on-site parking



2 bay auto garage



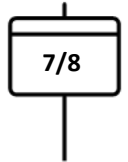
Frontage 110ft



Depth 100ft



Phase 1&2  
ESA  
Completed



3 minutes to  
HWY 7/8







### **COM-1 (318) Zoning Permitted Uses**

- Convenience Retail
- Health Clinic
- Office
- Personal Service
- Restaurant
- Craftsperson Shop
- Financial Establishment
- Gas Station
- Brewpub

### **Site Specific Provision (318)**

- Automotive detailing and repair operation (including for major recreation equipment) shall be permitted within the existing building
- Retail of motor vehicles and major recreation equipment shall be permitted as an accessory use to an automotive detailing and repair operation or an existing gas station

#### **BROOKS WAY**

BROKER

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