

280 HIGHLAND ROAD EAST, KITCHENER

FREESTANDING AUTO SERVICE OPPORTUNITY



AVAILABILITY

~1,632 SQ FT BUILDING
0.253 ACRES LAND

PROPERTY TAXES

EST. \$11,704/ 2023

ZONING

C-7; 53R, 81U

SEE REVERSE FOR FURTHER DETAILS

POSSESSION

IMMEDIATE

OFFERING PRICE

\$1,300,000

FEATURES

- * **CLEAN PHASE 2 ENVIRONMENTAL**
- * Located on Highland Rd E, near Stirling Ave S, Kitchener
- * High traffic area with great visibility
- * Ample on-site parking
- * 2 bay auto repair garage
- * 2- 10'x 10' drive in doors, 2 automotive hoists, oil interceptor and compressor
- * Open shop area of approx. 1,222 sq ft and office area of 410 sq ft, with a 1 -2pc washroom

BROOKS WAY

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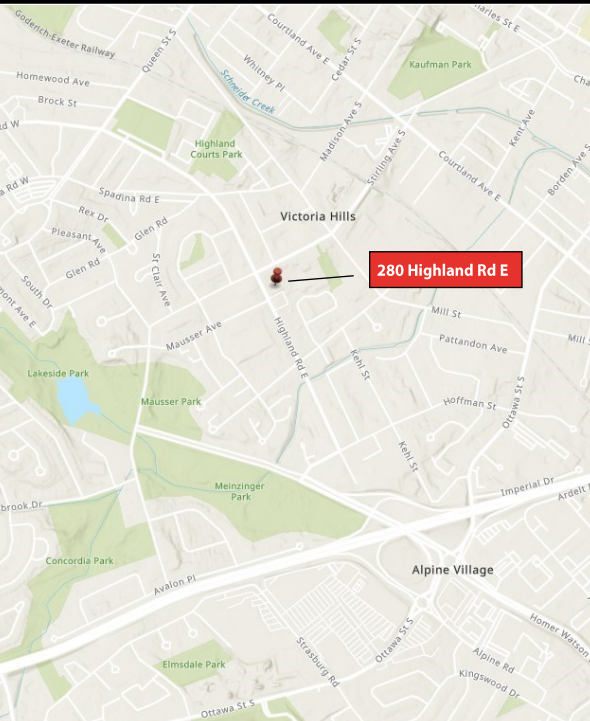
Commercial Real Estate Inc., Brokerage

www.coupalmarkou.com

280 HIGHLAND ROAD EAST, KITCHENER

FOR SALE

FREESTANDING AUTO SERVICE OPPORTUNITY



C-7 Zoning Permitted Uses

- ⇒ Auto service and repair
- ⇒ Gas Station

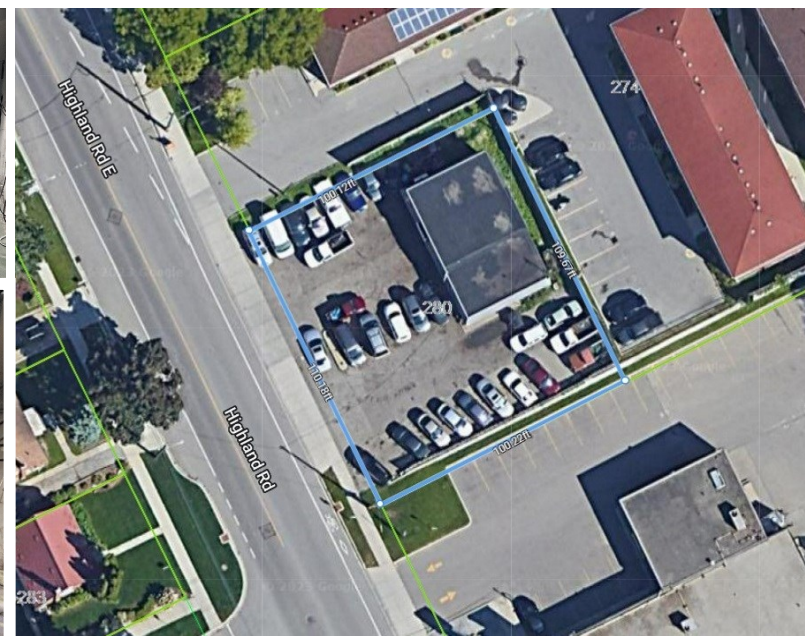
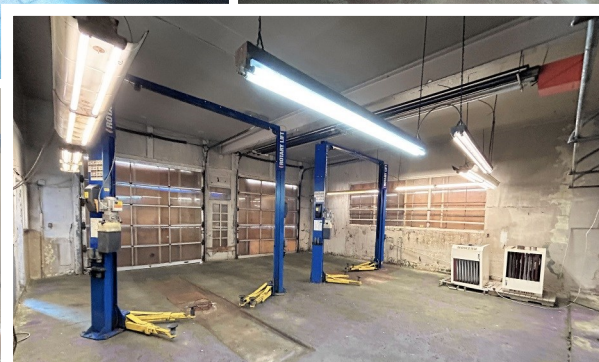
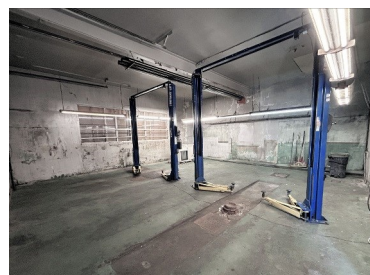
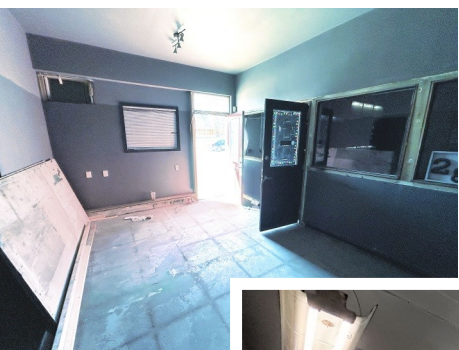
53R Special Regulation Zoning

- ⇒ Off-street parking for the service or repair of motor vehicles and major recreational equipment shall be in accordance with the requirements of Section 6.1 of this By-law.
- ⇒ Where the lands abut a residential zone, a visual barrier shall be provided and maintained along the lot line in accordance with Section 5.11 of this By-law.

81U Special Use Provision for Specific Lands

- ⇒ Part of Lots 18 and 19, Registered Plan 25 as shown on Schedule 87 of Appendix "A". (280 Highland Rd. E.)
- ⇒ A car wash shall not be permitted.
- ⇒ The service or repair of motor vehicles and major recreational equipment excluding body repair or rust proofing, shall be permitted, provided that such service or repair shall only be permitted within buildings or portions thereof, which existed prior to the passing of By-law Number 90-180, and the sale or rental of motor vehicles or major recreational equipment as an accessory use to a Gas Station, service or repair business, shall be permitted in accordance with the regulations of Section 13.3.

Reference: <https://maps.kitchener.ca/OnPointExternal/RMap/Default.aspx#>



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