

FOR SALE

325 King Street East, Kitchener

PROPERTY SPECIFICATIONS

 Intersection
 King St E / Charles St E

 Approx. SQFT
 25,000

 Lots
 Lot 1 - PIN #225020051

 Lot 2 - PIN #225020251



INVESTMENT HIGHLIGHTS

- Potential development. of 24 residential units with 2,750 sqft main floor commercial space
- Located in the core of downtown Kitchener
- Fronting as 325 King St E & Charles St E,
 Kitchener.
- All figures are based on a to be built building.

PRICE

\$2,100,000

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TE DATA -330 Kings St. E., Kitchene	er, Ontai				Zone
DENSITY		Minimum		Maximum	Provided
Units / hectare					283.4
Beds / hectare					283.4
Commercial Floor Space Ratio (FSR)			•		
Total Floor Space Ratio (FSR)		-		-	2.
Permitted Floor Area:					
Floor Space Ratio (FSR) - As of Right:					
Minimum:	===				
Maximum:	2.0				
Total Permitted FSR (incl Bonusing):	8.8				
Provided FSR:	2.7				
Bonusing Calculations:					
Area Permitted by Bonusing:			Calculati	on Used:	
A: Gross Site Area	846.7	sq m	A = Gros	s Site Area	
B: As of Right Building Area (Maximur	1,693.5	sq m	$B = A \times P$	ermitted FSR	
C: incl. permitted Residential Area	1,438.0	sq m	C = B - D		
D: incl. provided Non-Residential Fi	255.5	sq m	D = Prov	ided Retail Area	
E: Bonus Residential Area (Residentia	5,751.9	sq m	$E = C \times R$	esidential Bonus Valu	ie
Total Permitted FSR (incl Bonusing):	8.79	FSR	= C + D	+E / site area	
Gross Permitted Floor Area:	7445.4	sq m			
AREAS		Metric		Imperial	9
Gross Site Area (Min. Permitted = xx sm)		0.1	ha	0.2 acre	
Road widenings & Daylight Triangles		-	ha	- acre	
Net Site Area		0.1	ha	0.2 acre	
		846.7	sq m	9,114.5 sq ft	1009
Building Footprint at grade		395.6	sq m	4,258.3 sq ft	479
As phalt Area		451.1	sq m	4,856.2 sq ft	539
Concrete Area		-	sq m	- sq ft	09
Total Impervious Area		846.7	sq m	9,114.5 sq ft	1009
Landscaped/Sodded Area		-	sq m	- sq ft	09
Total Permeable Area		-	sq m	- sq ft	09
SETBACKS	Mi	in Required		Provided	
Front Yard Setback		-	m	m	
Rear Yard Setback		-	m	m	
Flankage Setback		1.00	m	under 1 m	
Internal Side Yard Setback			m	m	

BUILDING AREAS					
Below Grade		Metric		Imperial	
		-	sq m	-	sq ft
Gross Floor Area (Below Grade)			sq m	-	sq ft
Above Grade		Metric		Imperial	
Ground Floor		395.6	sq m	4,258.3	sq ft
2nd&4TH Floor (Residential)		489.6	sq m	5,270.2	sq ft
3rd&5TH Floor (Residential)		476.6	sq m	5,130.2	
Gross Floor Area (Above Grade)		2,328.0	sq m	25,059.2	sq ft
Total Gross Floor Area		2,328.0	sq m	25,059.2	sq ft
BUILDING HEIGHT		Metric		Imperial	
Commercial level			4.0	-	ft
Residential levels			3.1	-	ft
Parapet			0.6	_	ft
Total Building Height		-	17.0	-	ft
COMMERCIAL					
SALEABLE/LEASABLE AREA		Metric		Imperial	
Ground Floor Commercial		255.5	sq m	2,750.3	sq ft
Total Saleable/Leasable Commercial Area		255.5	sq m	2,750.3	sq ft
RESIDENTIAL					
SALEABLE/LEASABLE AREA (Tarion Standard)		Metric		Imperial	
Floors 2-5 (24 Units)		1,932.4	sq m	20,800.9	sq ft
Total Saleable/Leasable Residential Area		1,932.4	sq m	20,800.9	sq ft
UNITS	1 Bed	1 + Den	2 Bed	Total Beds	Total Uni
2nd and 4th Floors	7			14	14
3rd and 5th Floors	5			10	10
Total	24			24	24
Parking Data					Spaces
VECHICLES					
REQUIRED (Zoning/By-law Parking Requirements)					
x spaces / 100 sq.m. (commercial)					
Residential Parking Required (x space / unit)					
Total Zoning/By-law Parking Requirements					
Provided					
Surface Parking					
Total Parking Provided					



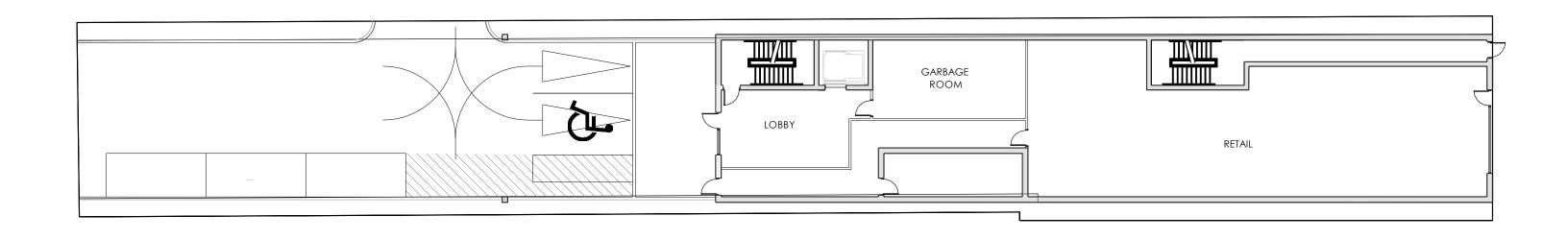
DATE: 2017.03.10 REFERENCE: -	PROJECT:	2017-024	SCALE:	-
	DATE:	2017.03.10	REFERENCE:	-





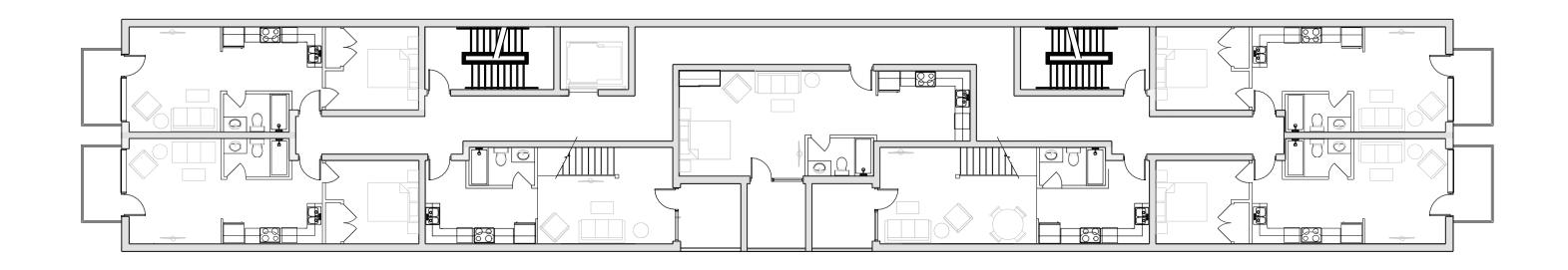
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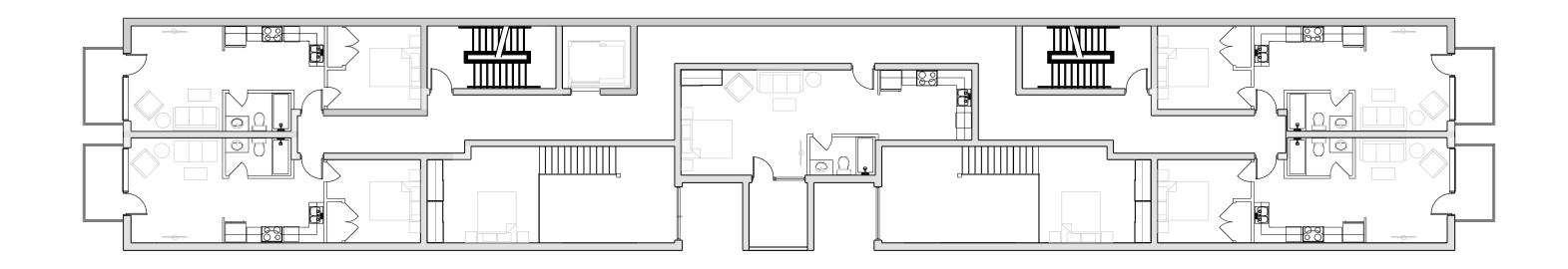
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PROJECT:	2017-024	SCALE:	1:150
DATE:	2017.03.10	REFERENCE:	-



PERSPECTIVE VIEW- EAST

PROJECT:	2017-024	SCALE:	-
DATE:	2017.03.10	REFERENCE:	-



PERSPECTIVE VIEW- NORTH

PROJECT: 2017-024 SCALE: DATE: 2017.03.10 REFERENCE: PG 1.6



PERSPECTIVE VIEW- SOUTH

PROJECT: 2017-024

DATE: 2017.03.10 2017.03.10 REFERENCE: PG 1.7