

One Hundred and Eight Garment Street, Kitchener

STUNNING MODERN DESIGN BUILDING

Get to know Kitchener:

There are about 406 restaurants, bars and coffee shops in Kitchener.
People in Kitchener can walk to an average of 2 restaurants, bars and coffee shops in 5 minutes.
Kitchener has an average Walk Score of 45 with 219,153 residents.
Kitchener has some public transportation and is somewhat bikeable.

108 Garment Street, Kitchener, Ontario N2G 2B3 – Exceeding all expectations

Walk Score

76

Very Walkable

Most errands can be accomplished on foot.

Transit Score

64

Good Transit

Many nearby public transportation options.

Bike Score

88

Very Bikeable

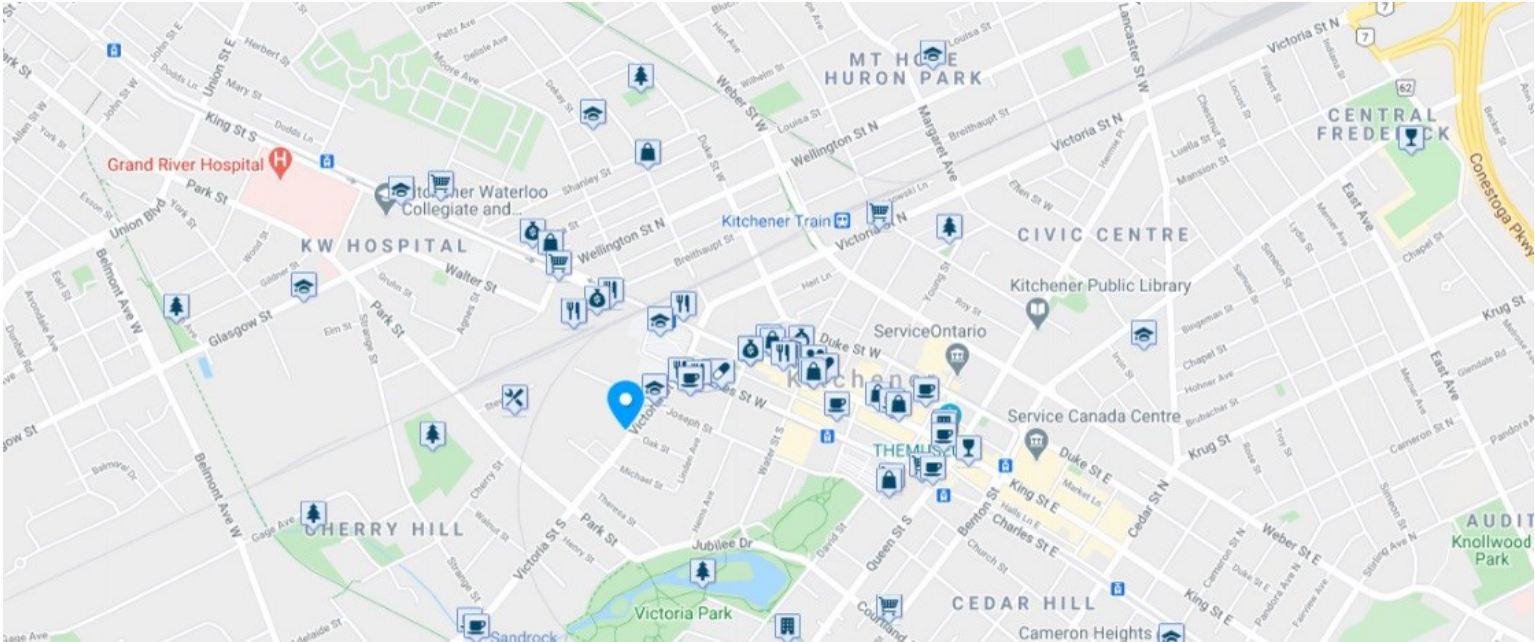
Biking is convenient for most trips.

Rail lines:

301 ION	0.3 km	VIA Rail Toronto - Sarnia	0.9 km
KI Kitchener	0.9 km		

Bus lines:

20 Victoria-Frederick	0.0 km	30 Kitchener / Bramalea	0.3 km
25 Waterloo / Mississauga	0.3 km	6 Bridge-Courtland	0.4 km
204 iXpress Highland-Victoria	0.4 km	7 King	0.4 km
8 Weber	0.4 km	34 Bingemans	0.4 km
3 Ottawa South	1.5 km		



COMMERCIAL CONDOS FOR SALE

STUNNING MODERN DESIGN BUILDING

108 GARMENT STREET, KITCHENER

SELLER FINANCING OPTIONS AVAILABLE



MATTHEW DICKSON
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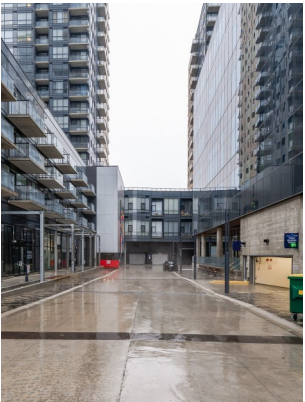
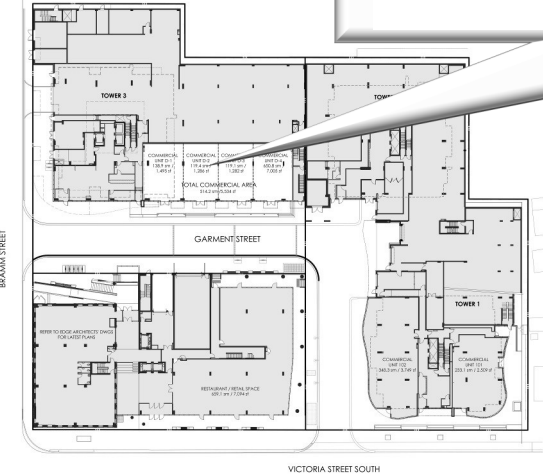
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Virtual Tour:



KEY FEATURES

- * Buildings fronting on Victoria St S and Bramm St, at the Corner of Garment St
- * Main floor commercial condos
- * Ideal for an owner/occupier or investor looking for ownership in the heart of downtown Kitchener
- * Units finished to shell state with Sprinklers/ power and HVAC
- * Project nearing completion including occupancy in the residential tower above
- * 668 Residential Condo Units across 3 on-site towers & an adjacent 130,000 sq ft office building
- * Underground parking for visitors, also a 520 spot, city owned, parking lot next door - *Bramm Street Yards*
- * Condo fees will include: water, heating, cooling, building insurance, building maintenance, and waste removal
- * D-6 zoning allows for many uses
- * Seller financing options available

*Numbers are an estimate for 2021

AVAILABILITY	ZONING	CONDO FEES*	PROPERTY TAXES*	SALE PRICE
UNIT D1 1,550 SQ FT	D-6	UNIT D1 \$775/MONTH	UNIT D1 \$7,750/YEAR	UNIT D1 SOLD
UNIT D2 1,296 SQ FT		UNIT D2 \$648/MONTH	UNIT D2 \$6,480/YEAR	UNIT D2 \$623,900
UNIT D3 1,292 SQ FT		UNIT D3 \$646/MONTH	UNIT D3 \$6,460/YEAR	UNIT D3 SOLD
UNIT D4 1,492 SQ FT		UNIT D4 \$746/MONTH	UNIT D4 \$7,460/YEAR	UNIT D4 \$705,900

