

Multi-Tenant Industrial Facility

CENTENNIAL RD KITCHENER, ONTARIO



11 Centennial Road, Kitchener

Multi-tenant industrial building on 2.00 acres with easy access to Highway 7 and Victoria St N. The building features 10' - 18' clear heights, a large secured outdoor storage area, 1 dock level & 19 drive-in loading doors, sprinklers and 13 rental units that are separately metered for gas.

Multiple upcoming lease expirations create an opportunity for an Owner-Occupier or Investor.

A clean ESA phase 1 (2022), rent roll and copies of all leases can be made available following the execution of the Confidentiality Agreement.

ASKING PRICE | \$4,975,000

TOTAL TAXES | \$27,802.27 (2023)

TOTAL BUILDING AREA | 20,891 SF

TOTAL LAND AREA | 2 Acres

ZONING | EMP-2

CLEAR HEIGHT | 10' - 18'

LOADING | 19 Drive-in Doors

1 Truck Level Door

NET OPERATING INCOME (2024) | \$320,760



PERMITTED USES

- Automotive Detailing and Repair Operation
- Biotechnological Establishment
- Building Material and Decorating Supply Establishment
- Bulk Fuel and Oil Storage
- Establishment
- Commercial Vehicle Wash
 Facility
- Craftsperson Shop
- Day Care Facility
- Drive-Through Facility
- Fitness Centre
- Manufacturing

- Printing or Publishing Establishment
- Restaurant
 - Restoration, Janitorial, or Security Services
 - Warehouse





Owner / Occupier Opportunity

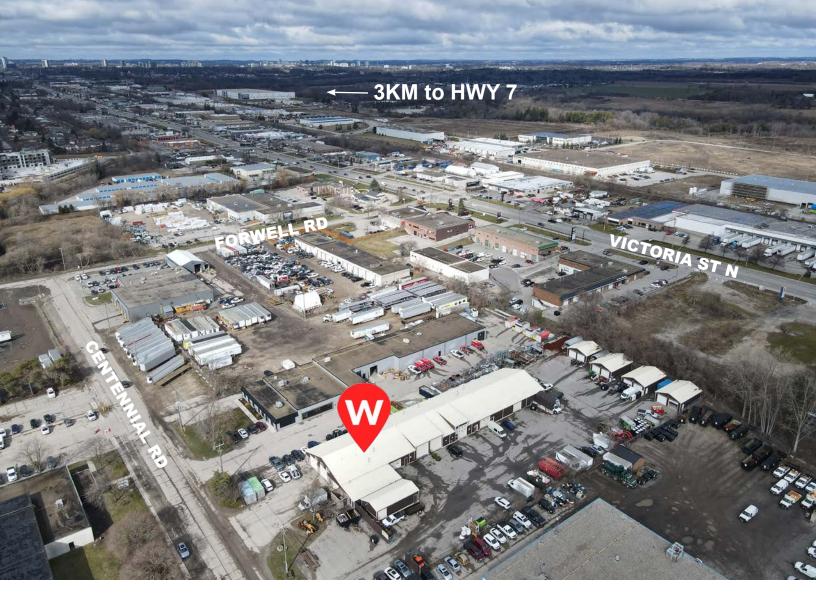




Income Property



Prime Location



Contact Listing Agents for more information.



Richie Evanoff Sales Representative 226.752.7197 richie.evanoff@whitneyre.com



Joe Anstett, SIOR Sales Representative 519.721.1659 joe.anstett@whitneyre.com



Michael Lambert, SIOR Sales Representative, President 519.590.0286 michael.lambert@whitneyre.com



WHITNEY & Company Realty Limited, Brokerage 103 Bauer Place, Suite 2 Waterloo, Ontario N2L 6B5 1.519.746.6300 | www.whitneyre.com

www.whitneyre.com

Vithough the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, or other changes without not an should not be relied one should not be relied one should not be accuracy being subject to errors, omissions, conditions, or other changes without not an evolution of the accuracy being subject to errors, omissions, conditions, or other changes without not be relied one should not be relied one should not be accuracy being subject to errors, omissions, conditions, or other changes without not be relied one should not be accuracy being subject to errors, omissions, conditions, or other changes of build not be relied one should not be accuracy being subject to errors. A compare, Realty limited, Reviewage Statemates of future and environments are should not be acquired and build on the accuracy being subject to errors. A compare, Realty limited, Reviewage Statemates are accuracy being subject to errors.