

FOR SALE



Multi-Tenant Industrial Facility

11

**CENTENNIAL RD
KITCHENER, ONTARIO**

WHITNEY
Commercial Real Estate Services

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



Secured
Yard / Fence



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
Commercial Real Estate Services

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

www.whitneyre.com