

FOR SALE

WHITNEY
Commercial Real Estate Services

326 WELLINGTON ST N, KITCHENER



MULTI-TENANT INDUSTRIAL BUILDING

Multi-Tenant industrial investment opportunity in Kitchener. The property features a 22,822 SF two-storey building on 0.56 acres with eight units and up to 18' clear height, offering a functional mix of industrial and service space suitable for a wide range of users.

Currently partially vacant, the building presents an opportunity to increase income through lease-up and repositioning. Ideal for investors seeking upside or owner-users looking to occupy a portion of the building while generating supplemental rental income.

Zoned EMP-2, the property permits a broad range of uses including manufacturing, warehouse, trades, and service-based businesses, providing long-term flexibility for investors and owner-users alike.

Strategically located with direct access to Wellington Street North and within close proximity to the Conestoga Parkway, the property offers strong connectivity across Waterloo Region. The surrounding area is a mix of residential and industrial uses, supporting a stable Tenant base and ongoing demand for small-bay industrial space.

The building is mostly leased with multiple tenancies, providing in-place income with upside potential through future lease renewals and active management. A rare opportunity to acquire a multi-tenant industrial asset with leasing upside in a supply-constrained market.

BUILDING AREA | 22,822 SF

LAND AREA | 0.559 Acres

ZONING | EMP-2

DRIVE-IN DOORS | 5

CLEAR HEIGHT | 18'

ASKING PRICE | \$2,800,000

TAXES | \$20,879.55 (2025)

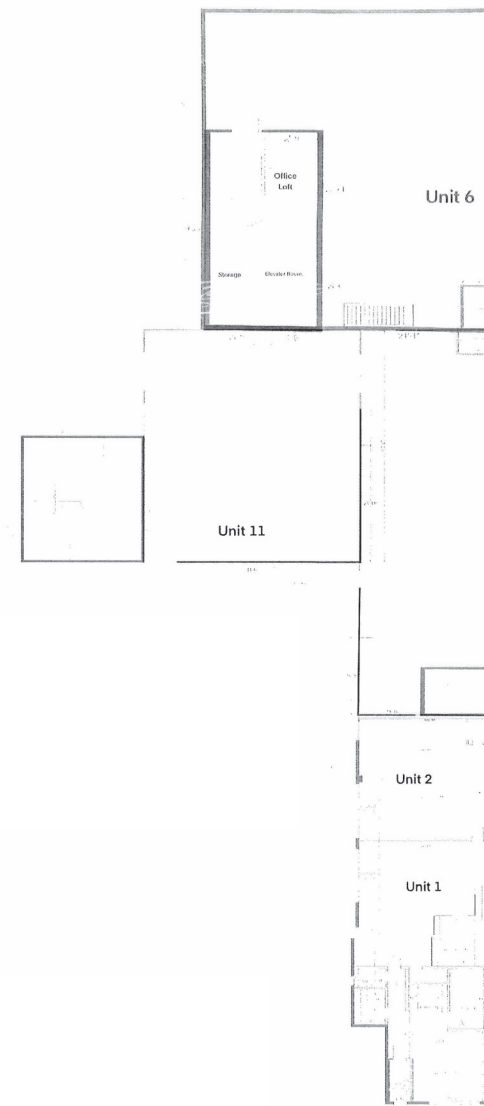
OF UNITS | 8

OF STORIES | 2

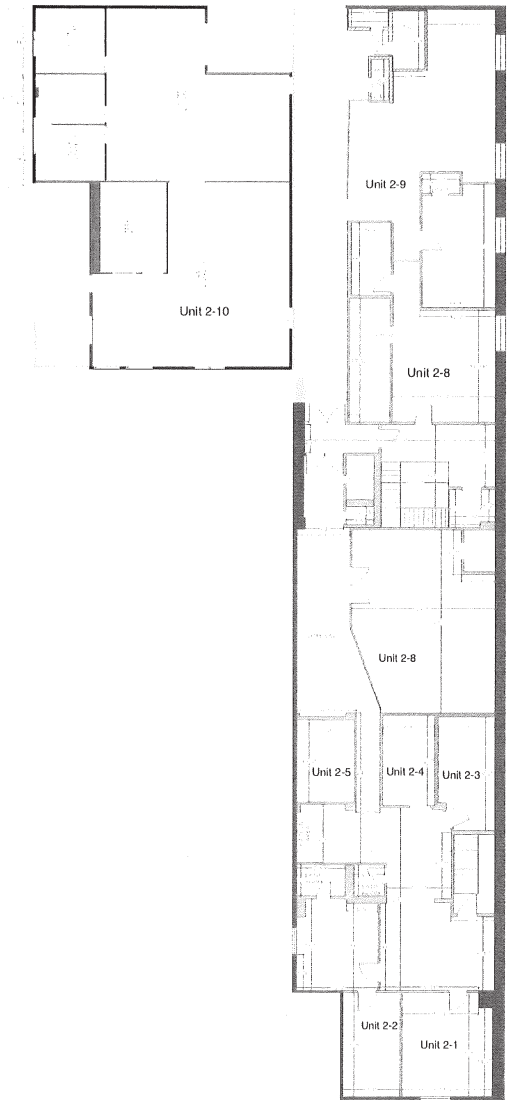


FLOOR PLAN

22,822 SF



MAIN LEVEL



SECOND LEVEL



8 Units



Close Proximity To HWY 7



Transit Nearby



Amenities Nearby



5 Drive-in Doors



EMP-2 Zoning

PERMITTED USES (Complete list available upon request)

- Building Material and Decorating Supply Establishment
- Craftperson Shop
- Garden Centre, Nursery and / or Landscaping Supply
- Fitness Centre
- Heavy Repair Operation
- Indoor Recycling Operation
- Manufacturing
- Major Equipment Supply & Service
- Tradesperson or Contractor's Establishment
- Warehouse



326 WELLINGTON ST N

LANCASTER ST W

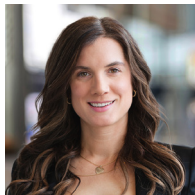
VICTORIA ST N

1.6 KM TO HWY 7 WEST

1.4 KM TO HWY 7 EAST

HIGHWAY 401	13KM	LONDON	109KM
CAMBRIDGE	23KM	BUFFALO BORDER	170KM
HAMILTON.....	65KM	SARNIA BORDER	208KM
MISSISSAUGA	85KM	WINDSOR BORDER.....	287KM

Contact us for more information



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