

# 103

Weber Street E,  
Kitchener

High-Density Residential  
Development Opportunity  
With Holding Income

**WHITNEY**  
Commercial Real Estate Services





## PROPERTY Overview

Exceptional redevelopment opportunity in the core of Downtown Kitchener. This site includes seven residential buildings generating over \$200,000 annually in gross income, providing interim revenue. All of the Tenants are on a month-to-month leases, offering flexibility for future redevelopment.

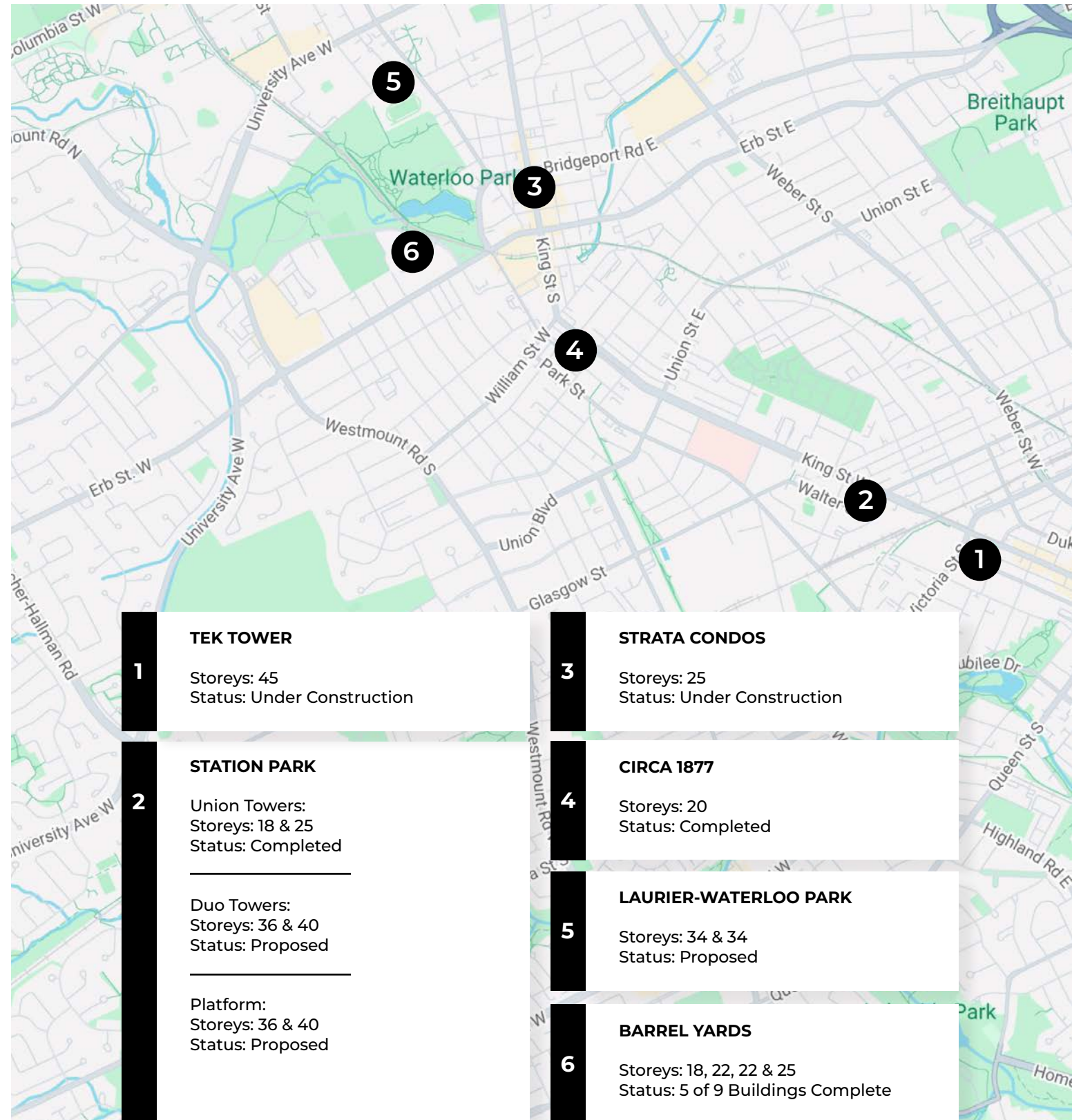
The property is currently zoned SGA-3, which permits high-density residential development in one of Southwestern Ontario's fastest-growing urban markets.

<b>ASKING PRICE:</b>	\$5,350,000
<b>LAND AREA (Acres):</b>	0.712
<b>CURRENT ZONING:</b>	SGA-3 (High Density Residential)
<b>VACANCY:</b>	100% Leased
<b>EXISTING BUILDINGS:</b>	7
<b>NUMBER OF UNITS:</b>	16

## PERMITTED Uses

- Dwelling Unit
- Hospice
- Large Residential Care Facility
- Lodging House
- Multiple Dwelling
- Semi-detached Dwelling
- Single detached Dwelling
- Small Residential Care Facility
- Street Townhouse Dwelling

# SUCCESSFUL High-Rise Developments



# AREA Influences

The Market District and Downtown Kitchener area are established urban hubs, and their importance is expected to continue growing as high-density residential and mixed-use development further intensifies the surrounding neighbourhood.



## KITCHENER MARKET

### FRESH LOCAL PRODUCE:

Regional vendors and artisan goods

### FOOD & DRINK:

Prepared foods, cafés and dining options

### COMMUNITY HUB:

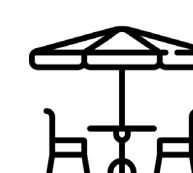
Seasonal events and local programming

### URBAN AMENITIES:

Surrounded by shops, restaurants and housing

### ONGOING GROWTH:

Continued investment in the market district



## MAJOR TECH & INNOVATION HUB

Downtown Kitchener has emerged as one of Ontario's fastest-growing technology and innovation hubs, anchored by a strong concentration of major tech employers, startup incubators, and collaborative office spaces.

The city is home to organizations such as Google, Communitech, ApplyBoard, and numerous rapidly growing startups operating throughout the Innovation District and Tannery District.

This growing tech ecosystem has transformed Downtown Kitchener into a major employment and investment node, attracting skilled talent, new businesses, and continued urban development.

Supported by strong transit infrastructure, post-secondary institutions, and ongoing intensification, Kitchener continues to strengthen its position as a leading centre for technology, entrepreneurship, and innovation in Canada.

# SOUGHT-AFTER Residential Location

Located in one of Kitchener's fastest-growing urban nodes, 103 Weber Street East benefits from its close proximity to Downtown Kitchener, the Innovation District, and the Kitchener Market, making it a highly desirable location for future residential and mixed-use development.

The surrounding neighbourhood provides convenient access to the ION LRT, public transit, restaurants, retail, everyday amenities, and major employment hubs, supporting continued intensification and strong long-term growth potential within a walkable, transit-oriented district.



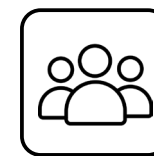
## TRANSIT AVAILABILITY

Transit connectivity is a key advantage of 103 Weber Street East, with immediate access to the ION LRT, GRT bus routes, and nearby GO Transit connections throughout Waterloo Region.

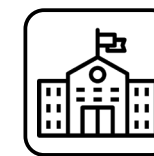
This strong multi-modal transit network enhances accessibility to Downtown Kitchener, Waterloo, and major employment hubs, while reinforcing the property's appeal within a highly connected, transit-oriented growth corridor.



**92K MEDIAN HOUSEHOLD INCOME IN 2020**



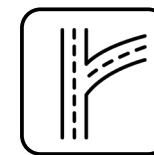
**~67% WORKING POPULATION (15-64)**



**~80K TOTAL ENROLLED POST SECONDARY STUDENTS**



**UNIVERSITY OF WATERLOO  
6.1KM**  
**WILFRID LAURIER UNIVERSITY  
5.1KM**



**HIGHWAY 8  
~2.9KM**  
**HIGHWAY 401  
~11.2KM**



**UPTOWN WATERLOO  
~4.7KM**  
**DOWNTOWN KITCHENER  
~1.2KM**

# PROPERTY Summary

## SECTION 1 | 95, 97, 99 WEBER ST & 14 MAY PL

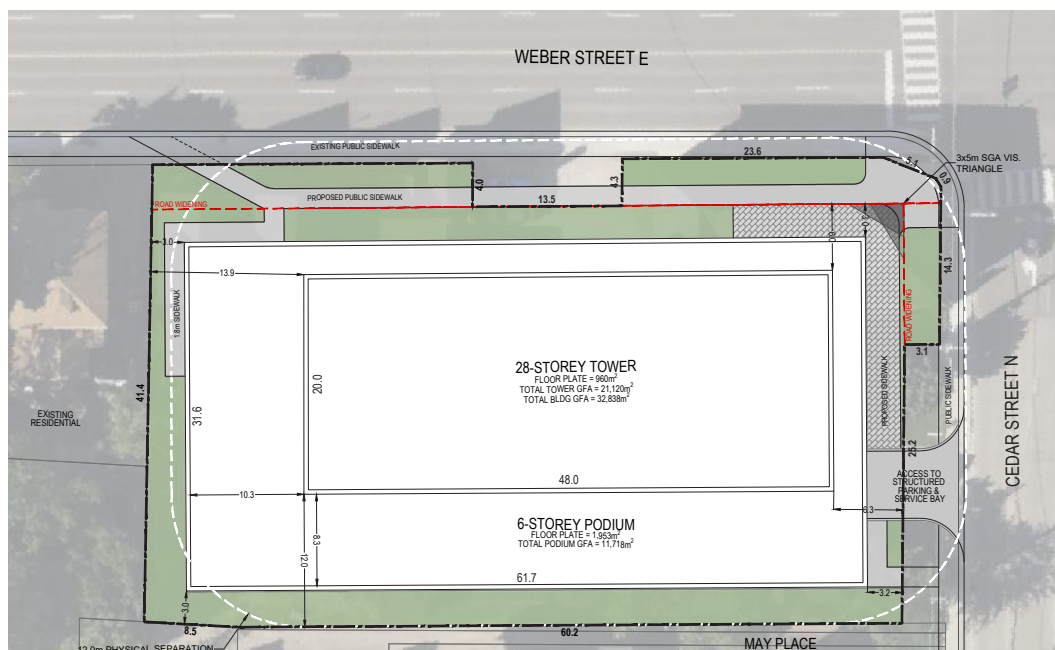
# of Units	5
Total Monthly Gross Income	\$5,723.73

## SECTION 2 | 103, 105, 107, 109 WEBER 74 64, 68 CEDAR ST N

# of Units	11
Total Monthly Gross Income	\$11,328.09

## TOTAL

# of Units	16
Annual Gross Income	\$204,621.84





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\*\*Broker \*Sales Representative