Cedar St N & Madison Ave N, Kitchener

Mixed-Use Development Opportunity with Income

WHITNEY
Commercial Real Estate Services





PROPERTY Overview

Opportunity to purchase separately from the assembled properties. 23 apartment units located across from the Kitchener Market. A flexible investment/development opportunity in an intensifying area with strong amenities and transit.

This assembly consists of total of 23 units over 7 buildings, 2 door garage and a 1,500 SF shop. The properties which can be sold seperatly or as a package. Immediate area influences include the Kitchener Market, a new mid-rise purpose built rental building as well as Kitchener Housings future 19-storey apartment building and fire hall. Income and Expenses are available upon execution of an NDA.

TOTAL ASKING PRICE:	$5,150,000
TOTAL LAND AREA:	1.22 Acres
CURRENT ZONING:	SGA-2 (Mixed Use)
TOTAL UNIT COUNT:	23

PERMITTED Uses

(Full list available upon request)

- Additional Dwelling Unit
- Commercial Parking Facility
- Craftsperson
- Dwelling Unit
- Fitness Centre
- Large Residential Care Facility
- Light Repair Operation
- Multiple Dwelling
- Print Shop
- Semi Detached Dwelling
- Single Detached Dwelling (2)
- Street Townhouse Dwelling (2)

PROPERTY Summary

SECTION 1 | 23 & 27 CEDAR ST N	
# of Units	14
Acres	0.314
Total Monthly Gross Income	$14,912.00
Asking Price	$2,450,000

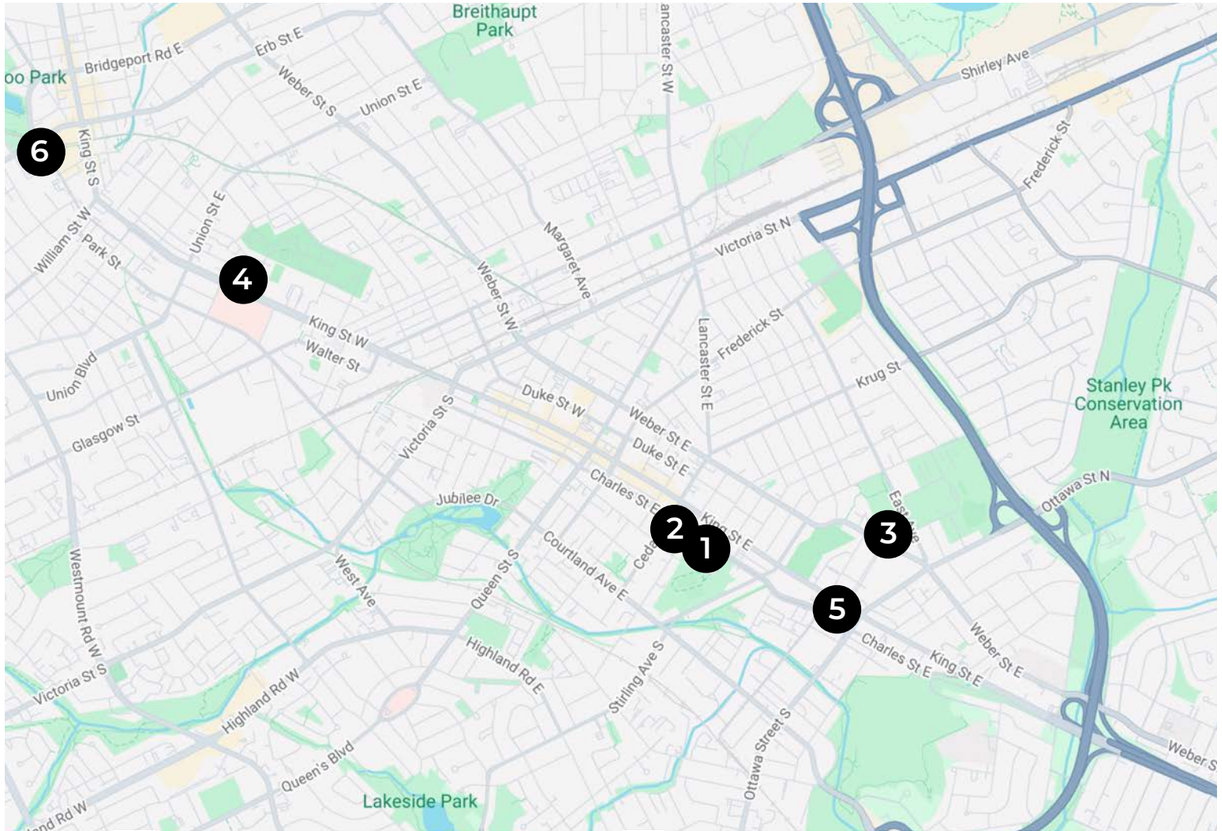
SECTION 2 | 26 & 30 MADISON AVE N	
# of Units	3
Acres	0.252
Asking Price	$1,000,000

SECTION 1-3 | ENTIRE PORTFOLIO	
# of Units	23 + 1,500 SF Shop
Acres	1.22
Asking Price	$5,150,000

SECTION 3 | 18, 22 MADISON AVE N & 29 CEDAR ST N	
# of Units	6 + 1,500 SF Shop
Acres	0.656
Asking Price	$1,800,000



SUCCESSFUL
Purpose-Built Developments



1 VERTIKAL
Storeys: 19
Status: Completed

2 THE MARKET FLATS
Storeys: 7
Status: Completed

3 THE WINSTON
Storeys: 6
Status: Completed

4 GIORGIO
Storeys: 24
Status: Completed

5 EUREKA
Storeys: 29
Status: Under Construction

6 BARREL YARDS
6 Apartment Buildings (1,300 + Units)
Tower 7 Under Construction

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.

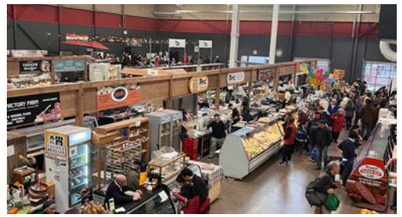
Supported by strong transit infrastructure, post-secondary institutions, and ongoing intensification, Kitchener continues to strengthen its position as a leading centre for technology, entrepreneurship, and innovation in Canada.

SOUGHT-AFTER
Mixed-Use Location

Located in one of Kitchener's fastest-growing urban nodes, this property benefits from its close proximity to Downtown Kitchener, the Innovation District, and the Kitchener Market, making it a highly desirable location for future 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 this property, 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
~6.5KM

WILFRID LAURIER UNIVERSITY
~5.1KM

HIGHWAY 8
~2.8KM

HIGHWAY 401
~11.1KM

UPTOWN WATERLOO
~4.7KM

DOWNTOWN KITCHENER
~1.2KM





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