FOR SALE

WHITNEY
Commercial Real Estate Services

42 COLLEGE ST, KITCHENER



DOWNTOWN KITCHENER OFFICE BUILDING FOR SALE

Unique opportunity to acquire an office / commercial building in the heart of downtown Kitchener.

This building features ample parking, great exposure, lots of natural light, and two patios! The interior consists of two floors, a basement, a kitchen, two washrooms, six private offices, a reception area, and a waiting room.

Don't miss out on this amazing opportunity to purchase your own office / commercial building in Kitchener!

BUILDING AREA | 2,100 SF

ZONING | SGA-4 (19H)

ASKING PRICE | $900,000

TAXES | $13,643.61 (2026)









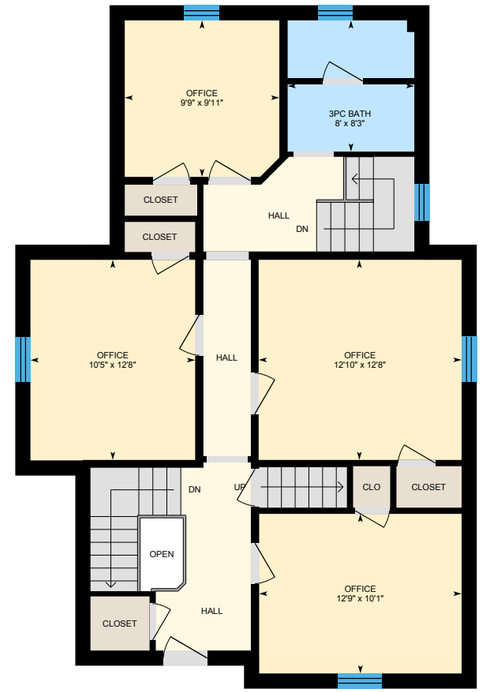


FLOOR PLAN

2,100 SF



Main Floor
Exterior Area 1040 sq ft



2nd Floor
Exterior Area 1043 sq ft

Downtown Kitchener

Transit Nearby

On-site Parking

Private Offices

Prime Location

Highway Nearby

PERMITTED USES

(Complete list available upon request)

- Adult Education School
- Artisan's Establishment
- Catering Services Establishment
- Commercial School
- Community Facility
- Cultural Facility
- Day Care Facility
- Elementary School
- Health Clinic
- Office
- Print Shop
- Veterinary Services



Contact us for more information



Ginger Whitney, SIOR, CCIM
Partner, Broker
519.590.5242
ginger.whitney@whitneyre.com



Jack Hayward
Sales Representative
519.270.3314
jack.hayward@whitneyre.com

WHITNEY
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage
103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

519.746.6300 | www.whitneyre.com

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the Information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2026 MLS

**Broker *Sales Representative