

169 BORDEN AVE. N., KITCHENER

REDEVELOPMENT LANDS FOR SALE



Redevelopment land for sale under Power of Sale. Located in north Kitchener

INQUIRIES

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DETAILS

- Property is undeveloped and currently not serviced
- Zoning: Neighbourhood Institutional. Zone (I-1). Zoned Residential Care Facility Nursing Home for 86 beds; 3-storey development
- Received site plan approval in May 2016
- Low-rise residential—Official Plan
- Some permitted uses for this zoning are as follows:
 - Day care facility
 - Duplex dwelling
 - Dwelling unit (By law 98-108, S.5)
 - Educational establishment
 - Home business
 - Private home day care
 - Religious institution
 - Residential care facility
 - Semi-detached dwelling
 - Single-detached dwelling
- **Lot Size:** 66,105 square feet
200 feet on southeast side of Borden Avenue North
Area contains approximately 1.52 acres
- **Possession:** Immediate
- **Taxes:** \$6,838.71 (2016) - To be verified
- **Asking Price:** \$4,250,000



LEGAL DESCRIPTION:

LT 6 PL 655 CITY OF KITCHENER; KITCHENER,
REGIONAL MUNICIPALITY OF WATERLOO,
ONTARIO

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Demographics - 2016 Estimate	1 km	3 km	5 km
Total Population	7,556	75,590	176,354
Daytime Population	7,109	85,032	176,606
Total Households	3,425	35,608	76,763
Household Average Income	\$81,785	\$69,672	\$79,048

Source: Environics Analytics © 2016



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