

# 1020 King St E, Kitchener

Commercial Office/Retail Building | For Sale: \$1,250,00



Presented by  
**ERIK ERWIN, REALTOR**  
Erik.Erwin@ChestnutParkWest.com  
EERealEstate.ca  
519.500.9950







## 1020 King Street E., Kitchener

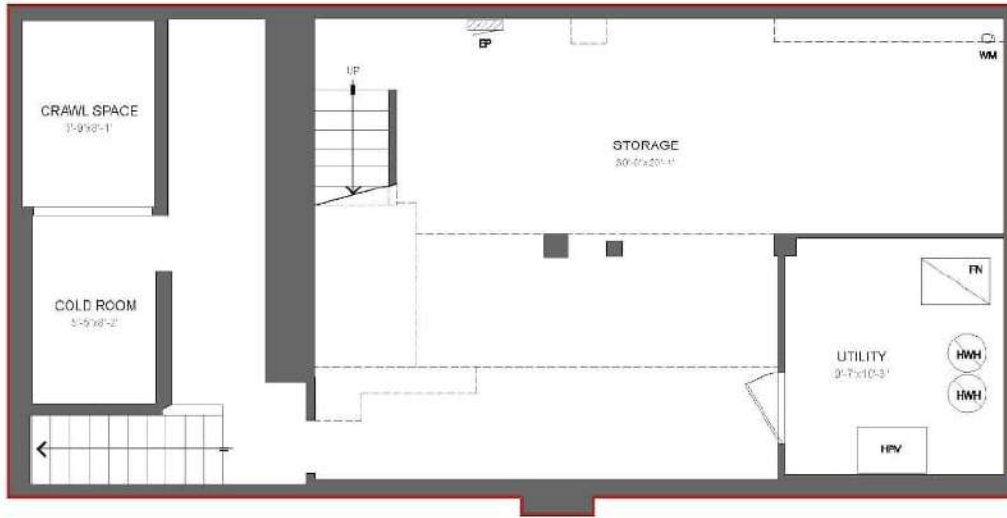
Located on the East side of King Street in Kitchener, surrounded by an influx of new developments and a short distance to Downtown, this versatile commercial property currently functions as a trendy office space, yet it harbours the potential for much more. The interior finishes are refined, characterized by hardwood floors and exposed brick walls. This property is designed to cater to the needs of a contemporary business, featuring a private boardroom and open floor plan that harbours creativity. Beyond its current configuration as an office, the building presents the option of a residential unit on the top floor. This second-floor space is laid out with two bedrooms (currently used as private offices). The inclusion of a large balcony provides an outdoor space amongst the trees. This property is a versatile platform that can seamlessly combine commercial and residential potentials. Its prime positioning on King Street, quality finishes and thoughtful design make it an outstanding opportunity for investors or businesses seeking a unique presence in a dynamic urban area. This business encapsulates the essence of flexibility and style in one of the city's top up-and-coming neighbourhoods.

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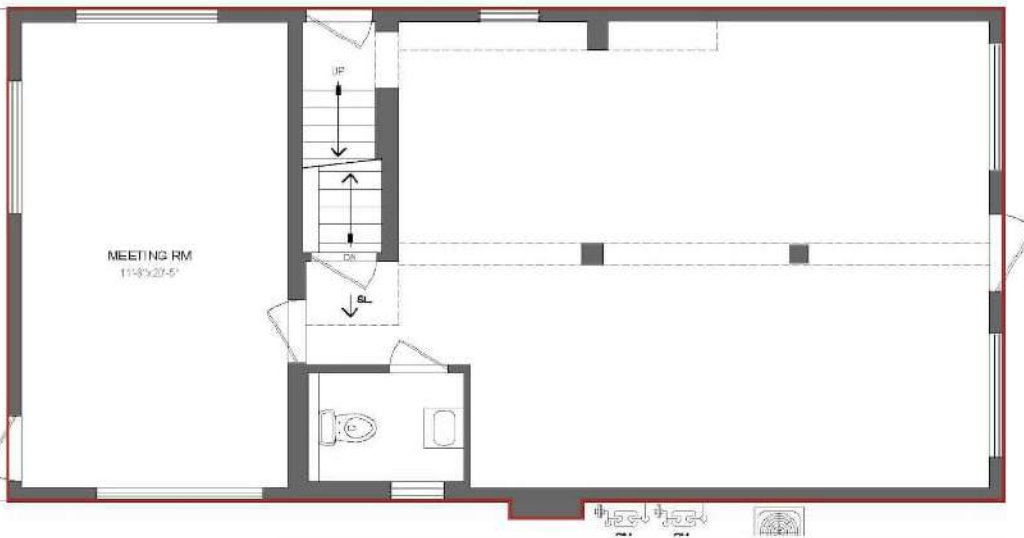


  
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# Floor Plans



Basement Floor Plan  
948 Sq Ft

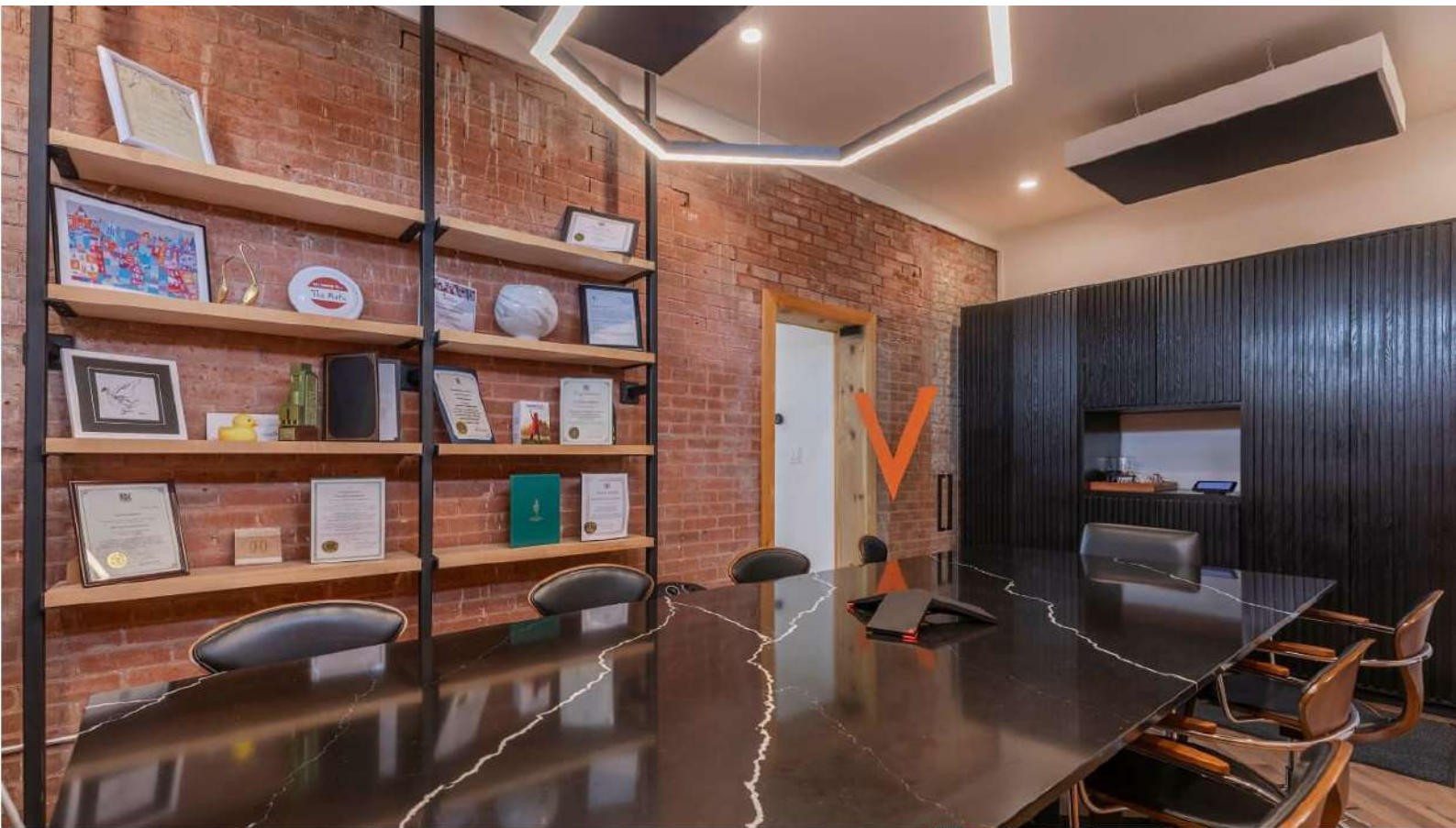


Main Floor Plan  
950 Sq Ft



Second Floor Plan  
664 Sq Ft





The main floor provides open-concept office space, designed to cultivate an environment where creativity and collaboration flourish.

Tucked away at the rear, a private boardroom emerges as a refined retreat, fully equipped with built-in storage solutions that blend functionality with style. This secluded space offers a setting for meetings, conference calls, and focused discussions.

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# THE CITY OF KITCHENER



## A Growing Population and Year-over-Year GDP Growth

Kitchener-Waterloo is one of the fastest-growing metropolitan areas in Canada. Consistently in the top 10 in Canada and #6 in 2022.

## High Rental Rates

Kitchener Rental Rates were the fastest growing rates in Canada that soared between 10-17% depending on the unit size. This steady growth continues in 2022.

## Low Vacancy Rate

The region has one of the lowest vacancy rates under 2% for purpose built rentals and .8% for Condo Apartment rentals

## Higher Quality Tenants

In a large tech eco-system, Kitchener offers more AAA tenants. High tenant quality with more and more high income/skilled tenants with greater job security.

## Innovation

There is access to world-class facilities that foster technological, artistic and cultural advances as well as Top Educational Institutes such as University of Waterloo, Laurier University and Conestoga College, amongst many more. A large percentage of these graduates tend to stay in the region due to employment opportunities.

## Silicon Valley North

Kitchener-Waterloo has been dubbed Silicon Valley North, as it has the highest density of tech start-ups in Canada, and the second-highest in the world. Google, Shopify, D2L, Christie Digital, Vidyar, Thalmic Labs, OpenText, Miovision, Communitech, and Square are just a few of the global tech giants that call Kitchener-Waterloo home.

## Investment in Infrastructure

Kitchener-Waterloo has recently seen major improvements in transportation infrastructure, including the completion of the iON LRT. Further, two-way, all-day GO trains and VIA between Kitchener and Toronto included in the transit hub Downtown Kitchener.

Population growth, employment opportunities, business development, and infrastructure expansion all play a key role in the continuing advancement of this city. The region is growing rapidly and is definitely a great opportunity for investors.

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