



For Sale

# 112 Spadina Road West, Kitchener

Two freestanding buildings on 0.509 AC located near St. Mary's Hospital

**Lennard:**

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519.340.5900

[lennard.com](http://lennard.com)

# The Property

## *Welcome to 112 Spadina Road West*

The primary building (Building 1), originally constructed as a church, has been recently renovated. The main floor has been improved as a medical office. It also features a spacious lower level with windows. The lower-level area offers a blank canvas for your creative ideas to unlock the value in this space. Adjacent to the main building is the secondary building (Building 2), formerly a residential bungalow. It comes with a basement and offers versatile usage.

**Lennard:**



# Property Summary



Total Building Area

6,017 SF

Building 1

4,892 SF

Main Floor: 2,531 SF

Lower Level: 2,361 SF

Building 2

1,125 SF + Basement



Asking Price

\$1,695,000

Taxes

\$23,261.24 (2023)



Land Area

0.509 Acres



Zoning

INS-1

(Neighbourhood Institutional)



Parking

Ample Onsite Parking

## Property Highlights

- The main building is currently set up as a medial professional use
- Offering large expansive windows
- Spacious lower level complete with windows
- The driveway encircles the entire property, extending from the rear
- Second freestanding structure formerly a residential bungalow
- Walking distance from St. Mary's Hospital
- Located within close proximity to the Highland Rd W "retail corridor", offering a full range of amenities and other business services

**Lennard:**

# Property Location



## Location Access



Hwy 7/8  
5 minute drive | 2.5 km



Bus Stop  
3 minute walk | 230 m



St. Mary's Hospital  
3 minute walk | 220 m



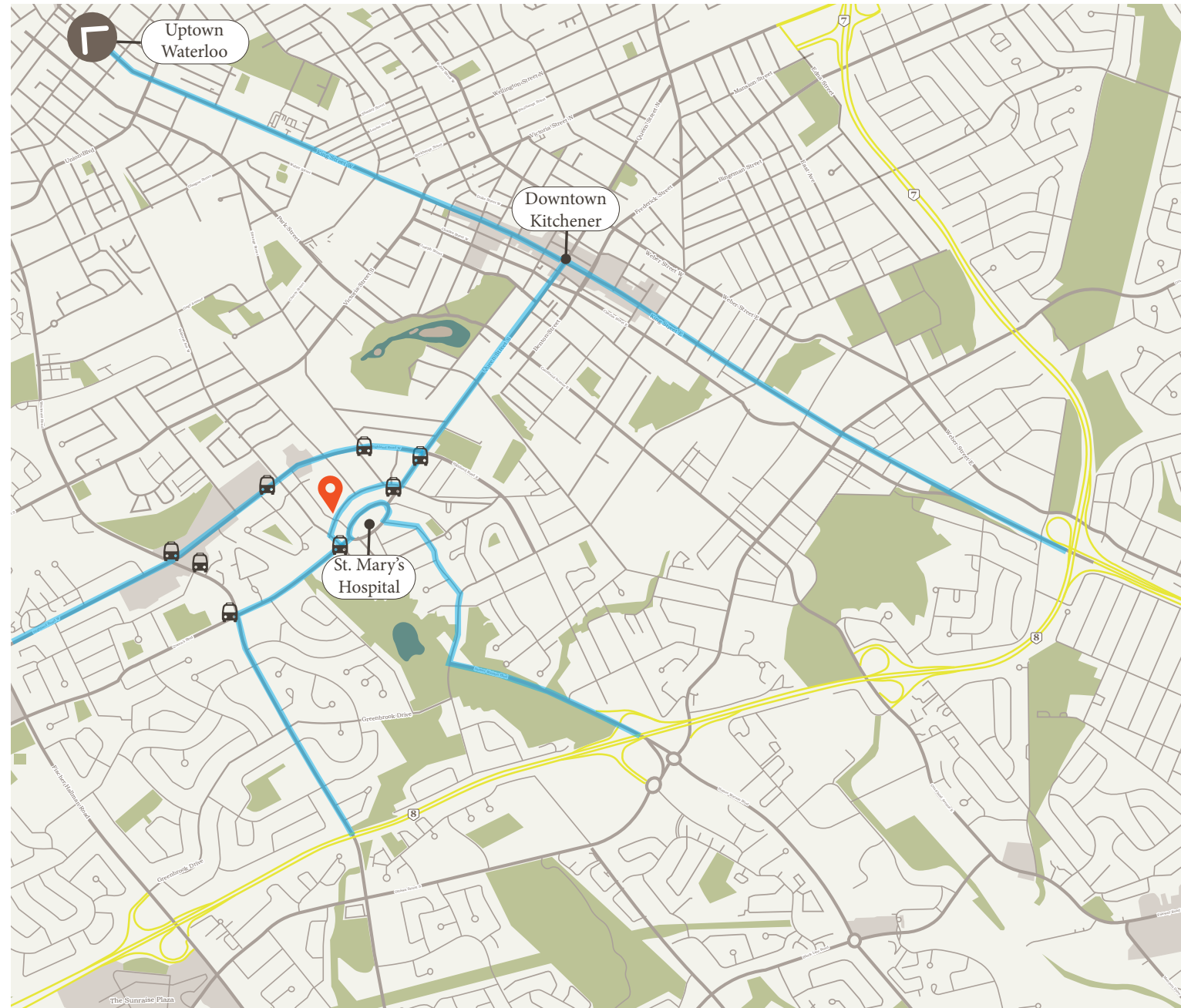
Grand River Hospital  
7 minute drive | 2.7 m



Downtown Kitchener  
6 minute drive | 1.8 km



Uptown Waterloo  
8 minute drive | 3.8 km

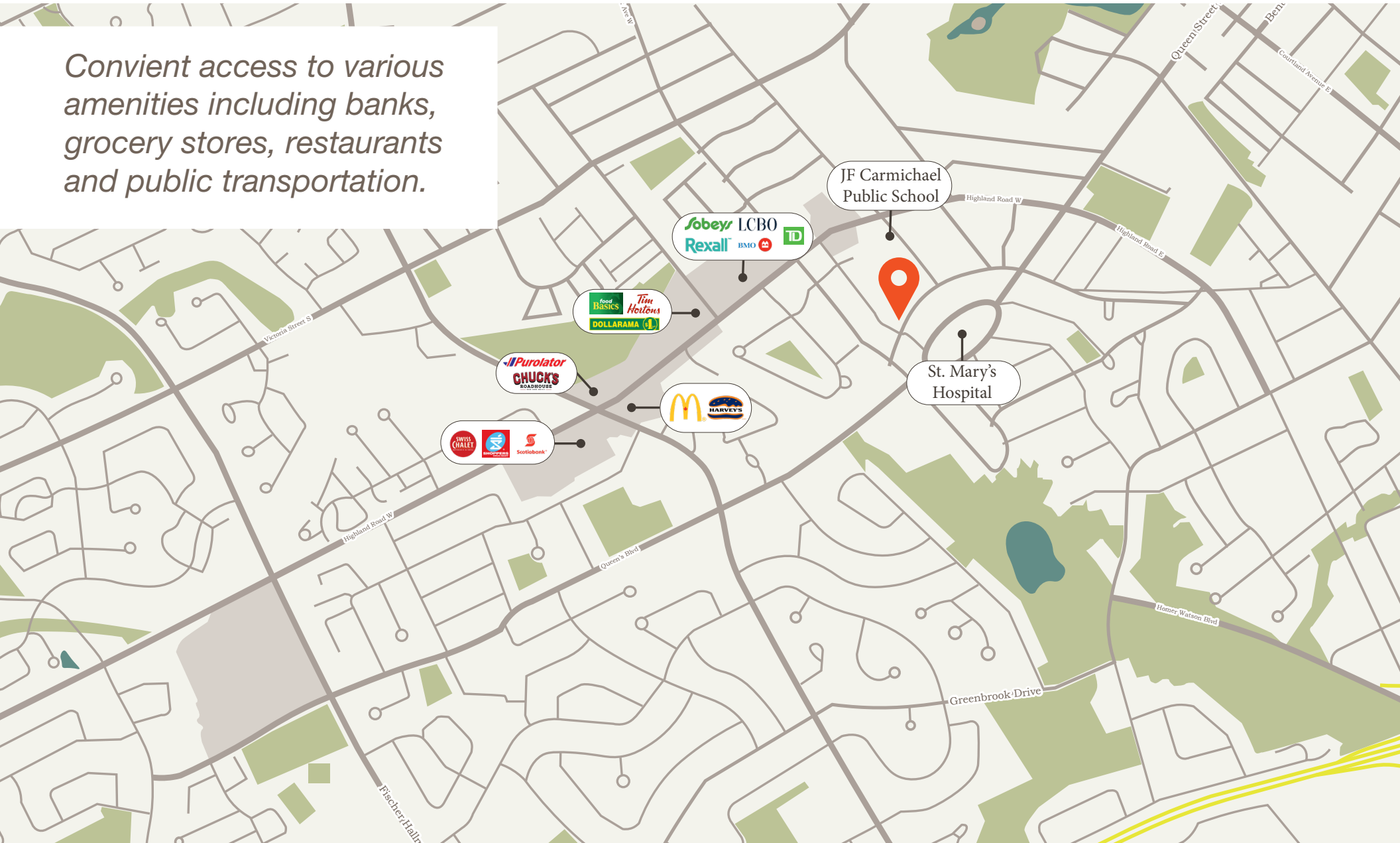


**Lennard:**

# Amenities



Convenient access to various amenities including banks, grocery stores, restaurants and public transportation.



# Gallery

## Building 1



[View Online](#)



# Gallery

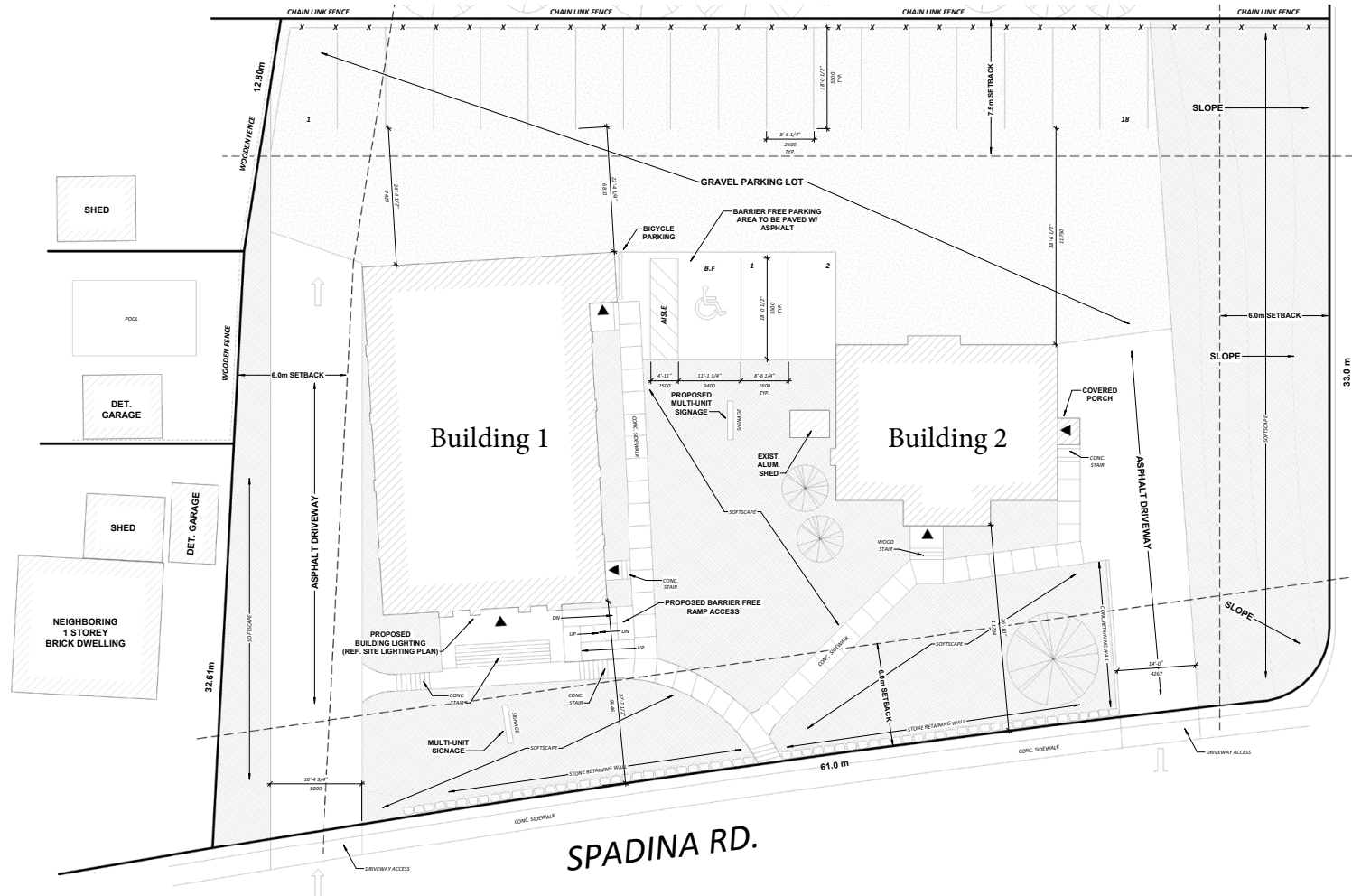
## Building 2



[View Online](#)



# Site Plans



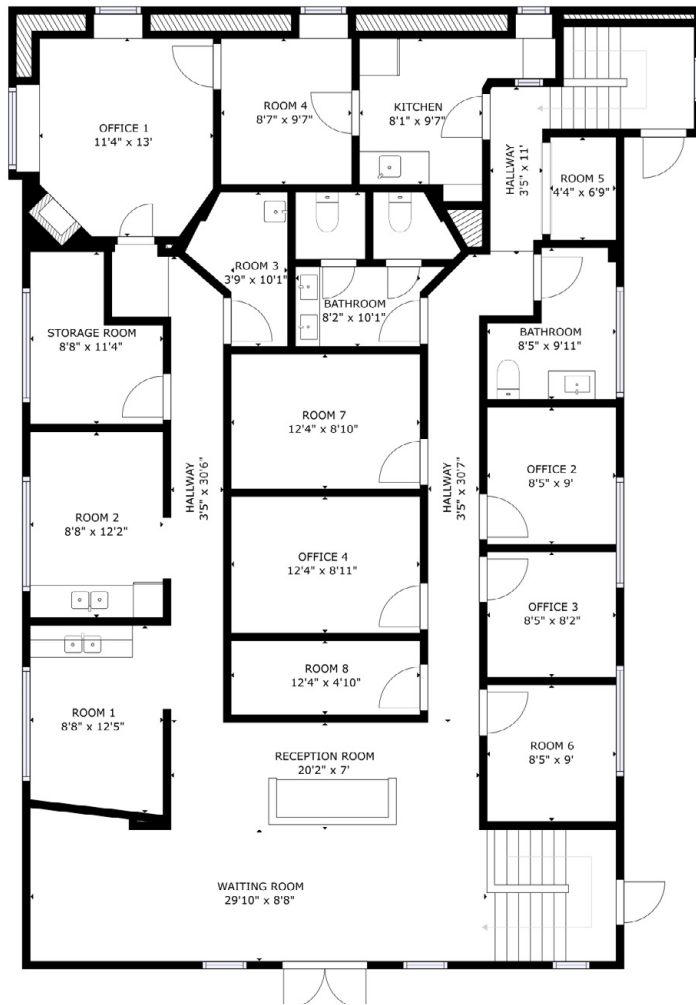


# Floor Plans

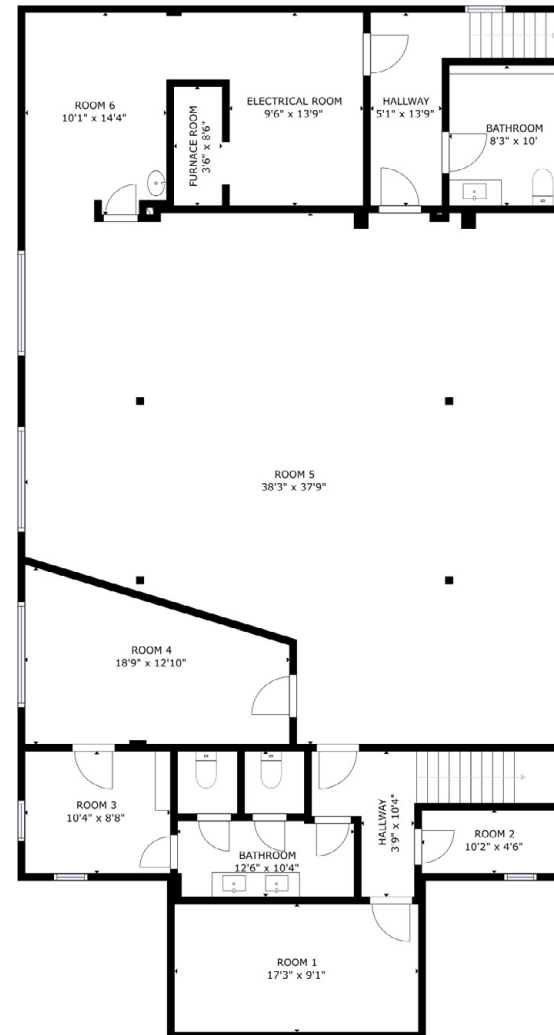
## Building 1



### Main Floor



### Lower Level

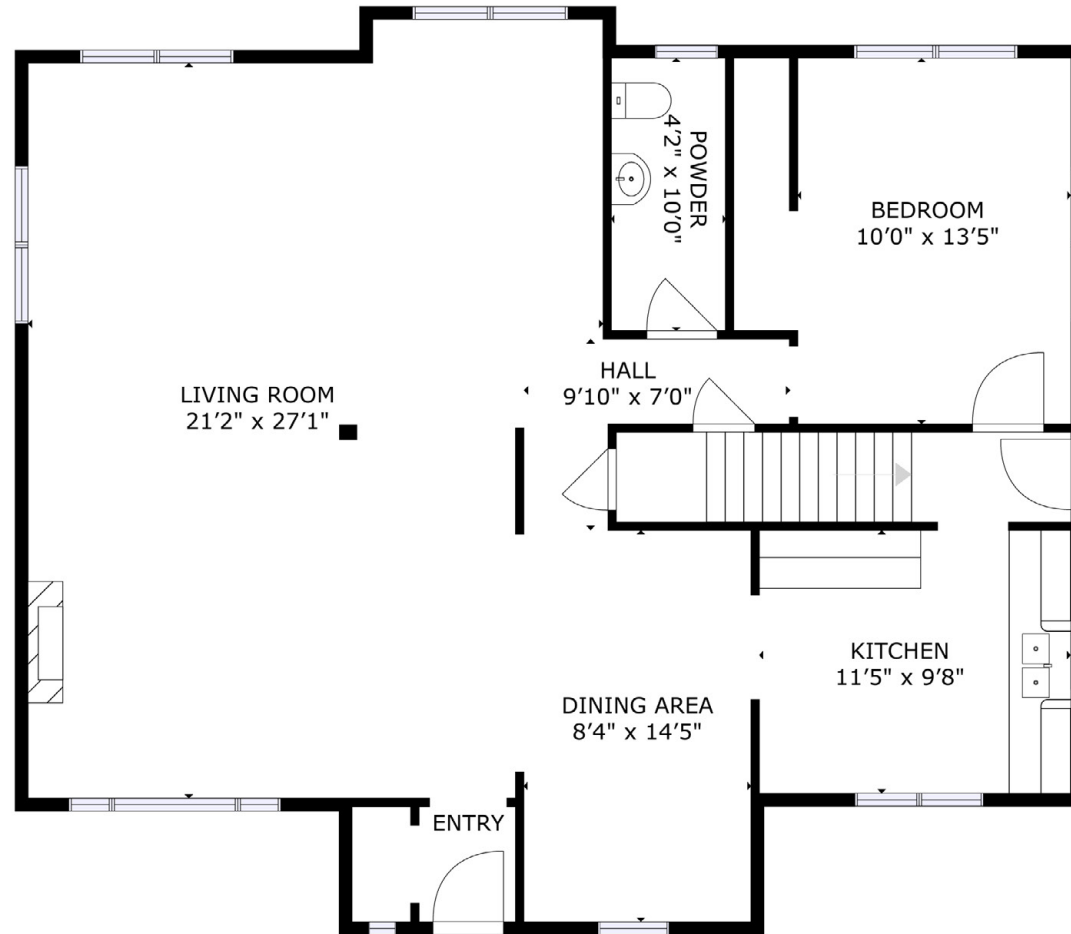


# Floor Plans

## Building 2



### Main Floor



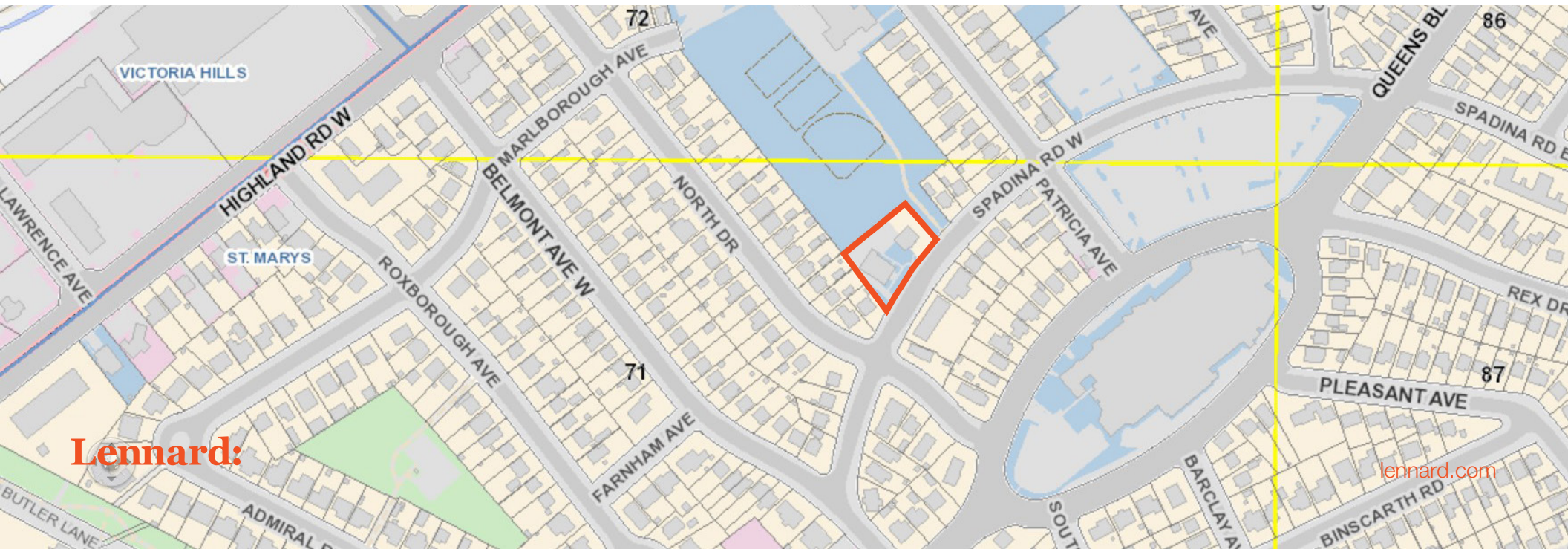
# Zoning

## INS-1



### Permitted Uses within the Institutional Zones:

- Adult Education School
- Artisan's Establishment
- Cemetery
- Community Facility
- Continuing Care Community
- Cultural Facility
- Day Care Facility
- Elementary School
- Funeral Home
- Health Clinic
- Hospice
- Hospital
- Large Residential Care Facility
- Place of Worship
- Secondary School
- Small Residential Care Facility
- Social Service Establishment



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