

**For Sale**

314-318

Blucher Boulevard  
Kitchener

Central Location: 10-Unit Infill  
Development Opportunity

**Lennard:**



# Executive Summary

Lennard Commercial Realty is pleased to offer for sale 314-318 Blucher Blvd in Kitchener. The offering includes two properties being sold together, totaling approximately 0.279 acres, with RES-4 Low Rise Residential Four zoning. Just a short distance from downtown Kitchener, this site offers an excellent opportunity to intensify land use, accommodating 10 residential units without the lengthy and costly rezoning process. Utilizing Kitchener's newly passed 'Enabling Four Units' policy, the site efficiently maximizes the number of Additional Dwelling Units, making it a standout infill project! The combination of a feasible development concept, Kitchener's strong rental market, and a rapidly growing population makes 314-318 Blucher Blvd an exceptional opportunity for those seeking a high-value property with significant growth potential.

## Investment Highlights



Prime residential development site in a central location



Feasible low-rise development concept positioned for the highest and best use



Concept yields 10 residential units, with a potential annual gross income of \$303,408



Strong rental market and rapidly growing population



Excellent accessibility, with quick access to major commuter routes



Zoning allows a wide range of uses, including detached homes, semi-detached homes, townhomes, and duplexes



**Address:** 314-318 Blucher Boulevard, Kitchener, Ontario



**Total Area:** 0.279 Acres (12,131 SF)



**Property Taxes:** \$5,562.25 (2024)



**Zoning:** Low Rise Residential Four (RES-4)



**Region of Waterloo Official Plan:** City Urban Area (Kitchener)  
**City of Kitchener Official Plan:** Low Rise Residential





# Market Overview

Kitchener is a city on the rise. Part of the thriving Waterloo Region, it's one of Ontario's most dynamic and fastest growing cities. Kitchener is a prime location for both residential and commercial real estate investment, offering a compelling mix of strong rental fundamentals, rapid population growth, and economic vitality.



## Strong Rental Fundamentals

The Kitchener rental market is robust, characterized by low vacancy rates and rising rental prices. The vacancy rate stands at a low 2.1% (Source: CMHC Rental Market Report December 2023), and rental rates exceed \$3.00 per square foot. The combination of low vacancy rates and high rental prices underscores the demand for housing in the area. These strong rental fundamentals present an excellent opportunity for purpose-built rental developments.



## Rapid Population Growth

In 2023, the Region of Waterloo was the fastest-growing community in Ontario. According to Statistics Canada, the population grew by an impressive 5.5%, rising from 638,065 to 675,227 people. This population growth has generated high rental market demand, resulting in an average annual rent price growth of 6.5% between 2018 and 2023. This rapid growth highlights Kitchener's appeal as a desirable place to live, work, and invest.








## Economic Vitality

Kitchener's economy is diverse and resilient, with strengths in technology, manufacturing, and education. The city is part of the renowned Toronto-Waterloo Innovation Corridor, making it a hub for tech startups and established tech companies alike. Major employers include Google, Communitech, Toyota, Conestoga College, and the University of Waterloo. The presence of these institutions and businesses fosters a vibrant job market and attracts a skilled workforce.



# Location

Quick access to major commuter routes like Victoria St N (Highway 7) and Conestoga Parkway (Highway 85), linking you to all essential destinations.

-  Major route
-  LRT Line
-  **Conestoga Parkway (Highway 85)**  
3 minutes | 1.6 km
-  **Bus Stop**  
5 minutes walk | 400 m
-  **Region of Waterloo International Airport**  
16 minutes | 12.5 km

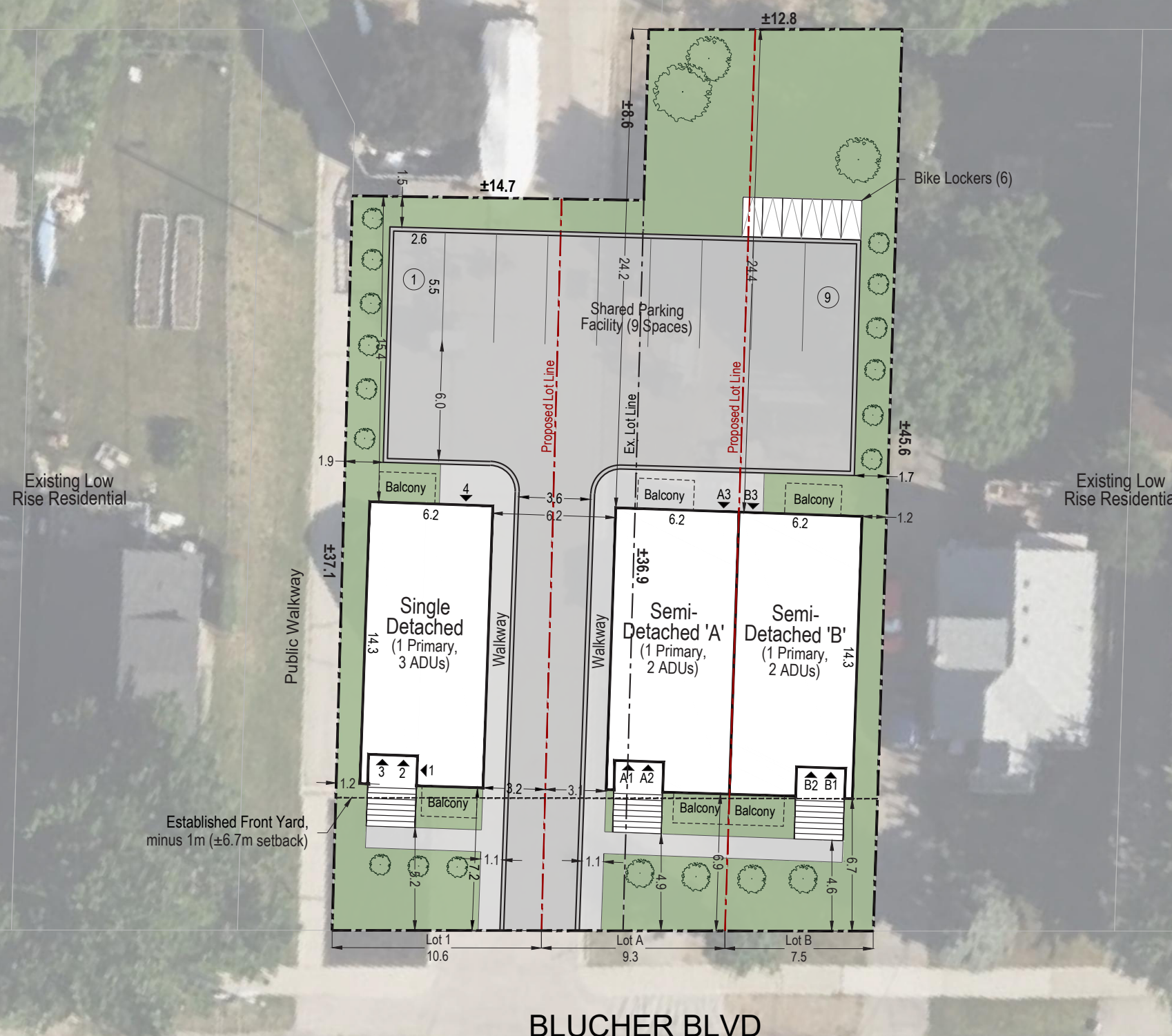
Kitchener Go Station	4 mins	1.6 km
Downtown Kitchener	6 mins	2.2 km
Uptown Waterloo	8 mins	3.8 km
University of Waterloo	10 mins	5.2 km
Highway 401	11 mins	13.8 km





# Development Concept

This site offers a prime opportunity for land use intensification in line with the City of Kitchener's planning framework. The proposed concept requires two minor variances to allow the shared parking lot to span the proposed lot line between Lots A and B. Beyond this, the concept aligns with the existing RES-4 zoning and represents a viable infill project that leverages the newly enacted "Enabling Four Units" policies recently approved by the council.



	Units	Level	Approx. Size
Single Detached	Unit 1	First Level	818 ft <sup>2</sup>
	Unit 2	Second Level	517 ft <sup>2</sup>
	Unit 3	Second Level	527 ft <sup>2</sup>
	Unit 4	Basement	947 ft <sup>2</sup>
Semi-Detached A	Unit A1	Second Level	1,001 ft <sup>2</sup>
	Unit A2	First Level	861 ft <sup>2</sup>
	Unit A3	Basement	947 ft <sup>2</sup>
Semi-Detached B	Unit B1	Second Level	1,001 ft <sup>2</sup>
	Unit B2	First Level	861 ft <sup>2</sup>
	Unit B3	Basement	947 ft <sup>2</sup>

## Permitted RES-4 Zoning Uses:

- Single Detached Dwelling
- Additional Dwelling Units
- Semi-Detached Dwelling
- Townhouse Dwelling
- Lodging House
- Hospice
- Residential Care Facility

Total Area	0.279 acres
Total Gross Floor Area	8,428 SF
Total Residential Units	10
Total Parking Spaces	9
Potential Annual Gross Income	\$303,408*

\*Calculation based on a rental rate of \$3 per square foot.



# Offering Process

Parties are invited to submit a Letter of Intent or an Agreement of Purchase and Sale through Lennard Commercial Realty for 314-318 Blucher Blvd.

Offers will be reviewed at any time.

Prospective Purchasers should note that the Vendor is under no obligation to respond to, nor accept, any proposal. The Vendor reserves the right to remove the Property from the market and to alter the offering process (or the timing thereof) at its sole discretion, without being obliged to justify its decision in any way.

## Disclaimer

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*Put Expertise on Your Side*

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