

525

NEW DUNDEE ROAD
KITCHENER, ONTARIO

HIGH DENSITY RESIDENTIAL & COMMERCIAL DEVELOPMENT ON
49 ACRE NATURE RETREAT

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The Opportunity



STRATEGIC LOCATION

525 New Dundee Road is located in Kitchener on the Northwest side of Highway 401 with access to Conestoga College, Doon South and major interchanges on to the 401 under two minutes away. This property's forty nine acre site features a rare combination of parkland, walking trails, cabins and a small lake complete with trout. Within the parcel sits two developable pieces totaling 4.47 acres and offering the opportunity for an unprecedented and amenity-rich development.

 EAST PARCEL  WEST PARCEL

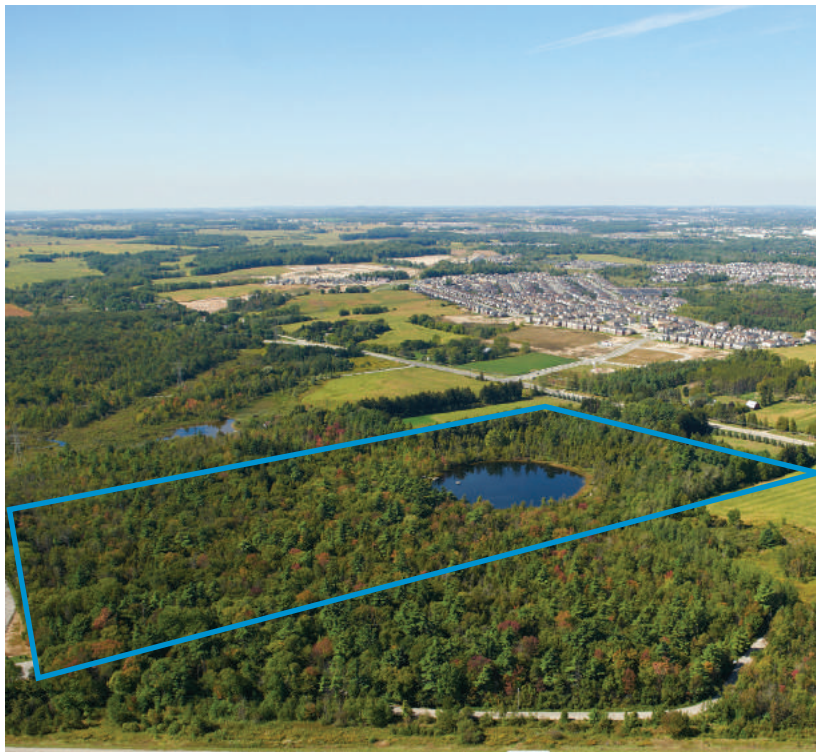
OPPORTUNITY HIGHLIGHT

West Parcel: 3.284 acres multi residential land

- > Up to 210+ units for residential development
- > Potential to increase the developable area
- > Sanitary connection has been installed

East Parcel: 1.186 acres business park land

- > 12,180 SF of commercial development
- > 49-acre parkland setting complete with walking trails, cabins and a stocked lake
- > Sought-after Doon South node
- > Minutes to Conestoga College
- > Quick and easy access to Highway 401
- > Potential to increase the developable area with an existing fill permit



A pocket of paradise.

Physical Description



> PROPERTY ADDRESS

525 New Dundee Road, Kitchener,
Ontario, PIN 037710015

> LEGAL DESCRIPTION

PT LT 8 BEASLEY'S OLD SURVEY
TWP OF WATERLOO AS IN 619902 S
OF REGIONAL RD 12; S/T B47508;
KITCHENER

> SITE AREA

49.214 Acres; 2,143,802.91 SF

> DEVELOPABLE AREA

± 4.47 Acres

> LOT MEASUREMENTS

1,161.48' x 1,178' x 1,156.22' x 1,935.13'

> DESCRIPTION

Vacant residential/commercial/
industrial land owned by a non-farmer
with a portion being farmed

> SERVICING

To the west parcel. Sanitary connection
has been installed for the west parcel

> ZONING

A - West Parcel: COM-3 with site
specific provisions (84)
B - East Parcel: EMP -5
Wooded Area: NHC-1

> TAX INCENTIVE

33 acres are subject to 100% property
tax reduction under the Ontario
Conservation Land Incentive Program



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