

\$999,999 - 151 Lancaster Street E, Kitchener

MLS® #40752871

\$999,999

5 Bedroom, 3.00 Bathroom, 1,730 sqft

Single Family on 0.00 Acres

212 - Downtown Kitchener/East Ward,
Kitchener, Ontario

An exceptional opportunity awaits in the heart of Central Frederick! Now falling under the City of Kitchener's Strategic Growth Area (SGA 2) zoning, this property is perfectly positioned for both immediate potential and long-term value. Designated as a Mid-Rise Growth Zone, SGA 2 zoning allows for buildings up to 8 storeys in height and supports a diverse mix of residential and commercial uses, making this an ideal site for investors, developers, and visionary end users alike. This property is already a legal duplex with separate hydro meters, offering immediate income-generating potential. Whether you're looking to live in one unit and rent out the other, or lease both for passive income, the options are flexible and financially rewarding. The progressive zoning removes minimum parking requirements, encourages intensification, and provides flexibility for substantial additions or full redevelopment. With a 10 storey multi-unit mixed-use building expected to be constructed next door, the opportunities here are truly endless. Whether you're looking to expand, repurpose, or build new, this property offers unmatched versatility in one of Kitchener's most dynamic and connected neighbourhoods. Or perhaps you and your family are searching for a move-in ready, turnkey home that's centrally located near everything you could possibly need: restaurants, parks, transit, schools, the expressway, Downtown Kitchener, and more.



This property blends strong investment potential with everyday convenience, making it a rare find in today’s market. Don’t miss your chance to be part of the city’s exciting growth vision. This is your opportunity to plant roots, grow your portfolio, or both.

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Essential Information

Listing #	40752871
Price	\$999,999
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	1,730
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	151 Lancaster Street E
Subdivision	212 - Downtown Kitchener/East Ward
City	Kitchener
Province	Ontario
Postal Code	N2H1M9

Amenities

Amenities	Airport, Hospital, Public Transit, Schools
Features	Sump Pump
Parking Spaces	8
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Water meter, Water softener, Washer, Microwave Built-in
Heating	Natural gas Forced air

Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stucco, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX TWIN CITY REALTY INC.
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