

\$3,499,000 - 296 Ottawa Street S, Kitchener

MLS® #40753768

\$3,499,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.73 Acres

311 - Downtown/Rockway/S. Ward, Kitchener,
Ontario

Fantastic redevelopment site. Steps to LRT, large lot 160x 237 approx. 0.73 acres. Must be purchased with 296 Ottawa St S. New Zoning approved March 18th under Growing Together is SGA2 under Official Plan SGA-B which allows up to 28 Stories Building, ZBA application for SGA-3 is required to get 28 stories. Studies completed to Date for the ZBA application: Geotechnical report, Legal and Topo Survey, Site Servicing, Wind Study, Shadow Study, Traffic and Parking Study, Noise Study, ESA Phase 1, Landscape, 28 Stories Concept Drawings with 326 Units plus 3 Commercial areas on Ground Level. The properties were amalgamated and transferred into the Corporations Ownership. 286 and 288 Ottawa were amalgamated into one, also 292 and 296 were amalgamated into one. The total asking price for all properties is \$3499,000.00. (id:6289)



Essential Information

Listing #	40753768
Price	\$3,499,000
Bathrooms	0.00
Acres	0.73
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	296 Ottawa Street S
Subdivision	311 - Downtown/Rockway/S. Ward
City	Kitchener
Province	Ontario
Postal Code	N2G3T6

Amenities

Amenities	Airport, Hospital, Public Transit
Utilities	Cable, Electricity, Natural Gas

Listing Details

Listing Office	ROYAL LEPAGE WOLLE REALTY
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Listing information last updated on October 14th, 2025 at 3:16am PDT