

\$299,900 - 536 Duke Street W, Kitchener

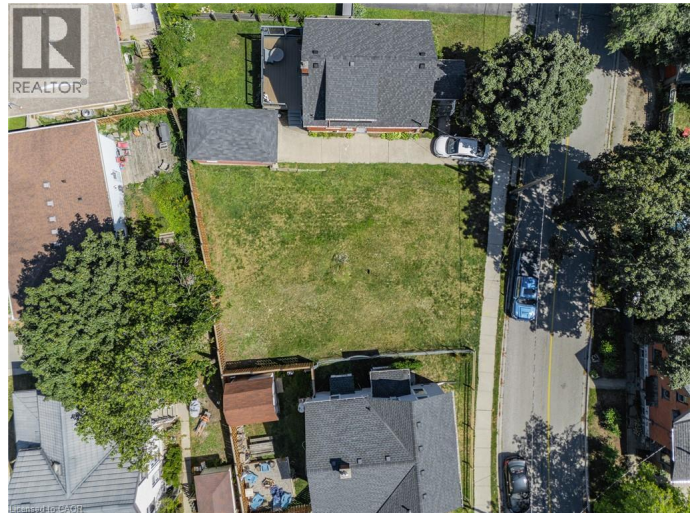
MLS® #40761718

\$299,900

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.09 Acres

212 - Downtown Kitchener/East Ward,
Kitchener, Ontario

A RARE OPPORTUNITY – Vacant infill lot in the heart of Midtown. Centrally located to BOTH core areas with a 20-minute walk to Uptown Waterloo and a 15-minute walk to Downtown Kitchener. Its location is also a 15-minute walk to the current Go Station AND the to be built Waterloo Region Transit Hub that will connect the entire Region to the GTA through local transit and Go Transit. On top of that, it's a 10-minute walk to Google headquarters and countless tech jobs and a 15-minute walk to the University of Waterloo's School of Pharmacy and Health Sciences Campus. Its location is also surrounded by multiple arterial roads and located close to Highway 7, providing for easy access to local services throughout the entire Region. All of this, while being located in an incredibly quiet and mature neighbourhood filled with mature trees, low traffic levels and homes that are well cared for by their owners. On top of location, the seller has obtained variance approval for a 6m rear yard setback rather than the required 7.5m setback (if desired), allowing for a larger footprint on the site for an executive style single family home. This is a rare opportunity for a buyer that understands the importance of location when building their dream home! (id:6289)



Essential Information

Listing #	40761718
Price	\$299,900
Bathrooms	0.00
Acres	0.09
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	536 Duke Street W
Subdivision	212 - Downtown Kitchener/East Ward
City	Kitchener
Province	Ontario
Postal Code	N2H3Y8

Amenities

Amenities	Hospital, Public Transit
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Listing Details

Listing Office	RE/MAX REAL ESTATE CENTRE INC.
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