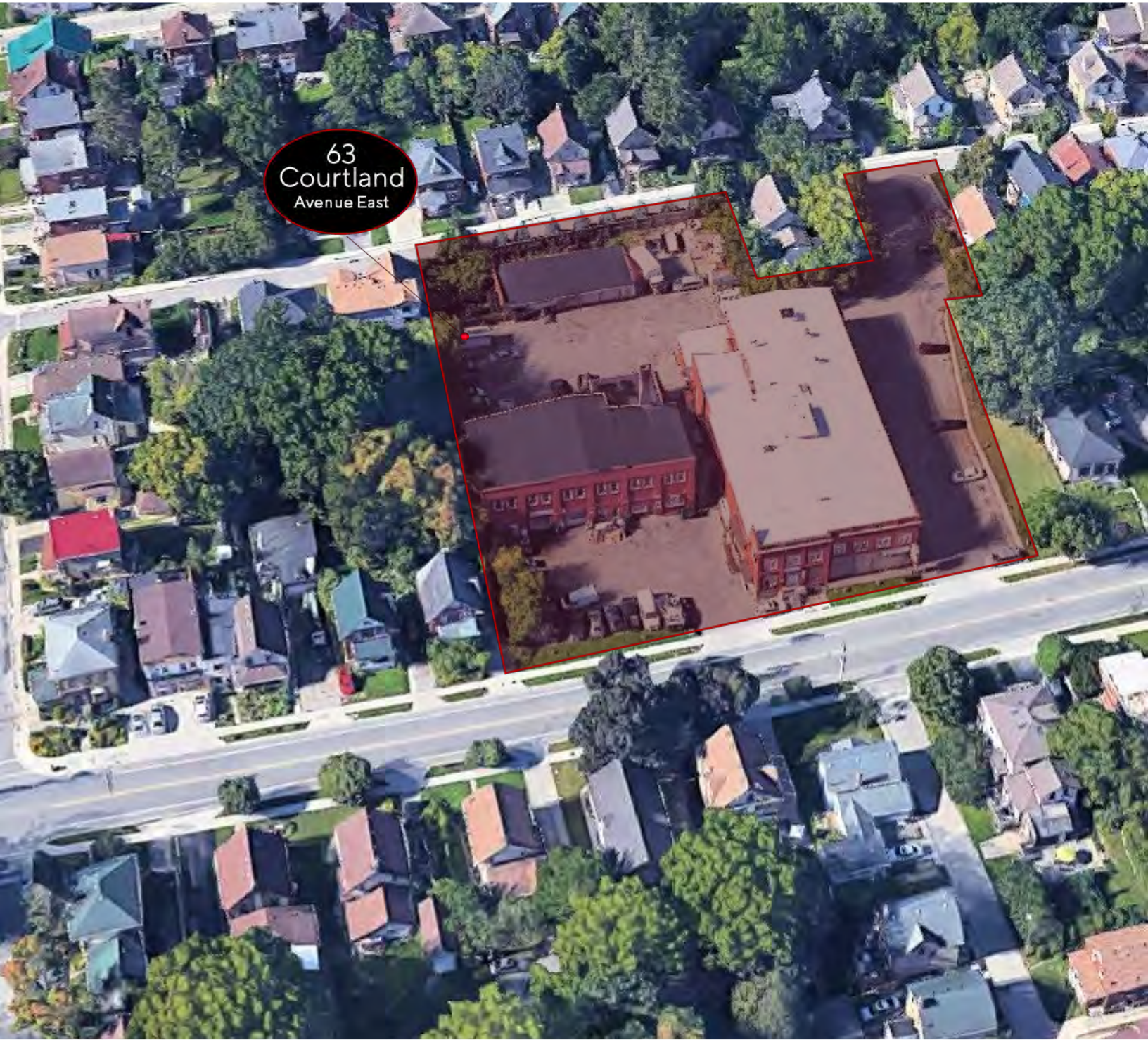


FOR SALE

COMMERCIAL / RESIDENTIAL
DEVELOPMENT LAND



63
Courtland
Avenue East

MICHAEL CONRAD
SALES REPRESENTATIVE
MIKE@COUPALMARKOU.COM
519-742-7000 x 105

MATTHEW DICKSON
SALES REPRESENTATIVE
MATT@COUPALMARKOU.COM
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**COUPAL MARKOU COMMERCIAL
REAL ESTATE INC.**
150 KING STREET SOUTH
WATERLOO, ONTARIO N2J 1P6
OFFICE: 519-742-7000 • FAX: 519-742-7070

PROPERTY SPECIFICATIONS

63 Courtland Avenue East, Kitchener

FOR SALE

COMMERCIAL / RESIDENTIAL DEVELOPMENT LAND

Location	Kitchener, ON
Property Type	Land Development
Legal Description	PT LT 218 SUBDIVISION OF LT 17 GERMAN COMPANY TRACT KITCHENER; PT LT 234 SUBDIVISION OF LT 17 GERMAN COMPANY TRACT KITCHENER; PT LT 6-10 PL 280 KITCHENER PT 2, 3 & 4, 58R2152; S/T 638356; KITCHENER
Intersection	Between Peter St and Benton St
Site Area	1.575 Acres
Lot Dimensions	168.23 ft x 10.46 ft x 104.12 ft x 54.99 ft x 76.92 ft x 49.86 ft x 77.13 ft x 167.27 ft x 106.55 ft x 1.50 ft x 166.61 ft x 262.19 ft
Zoning	CR-1; 130R - Commercial Residential One Zone; Special Regulation Provision
Property Tax	\$17,234/2022
Offering Price	\$4,995,000.00

***Existing 40,000+/- sf commercial structures sold on an 'as is where is' basis. Current tenants are month to month.*



PROPERTY
MEASUREMENTS

63 Courtland Avenue East, Kitchener

FOR SALE

COMMERCIAL / RESIDENTIAL
DEVELOPMENT LAND



PROPERTY PHOTOS

63 Courtland Avenue East, Kitchener

FOR SALE

COMMERCIAL / RESIDENTIAL DEVELOPMENT LAND



*Buildings are being sold "As Is/ Where Is"

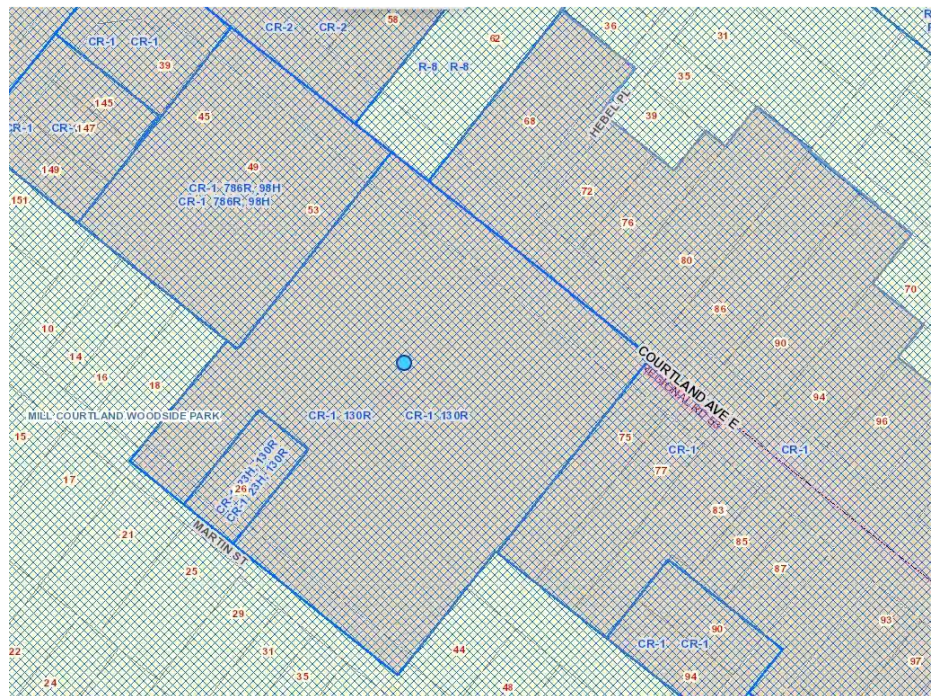
FOR SALE

COMMERCIAL / RESIDENTIAL DEVELOPMENT LAND

SECTION 44 - COMMERCIAL RESIDENTIAL ONE ZONE (CR-1) (By-Law 94-1, S.9)

44.1 PERMITTED USES

- ⇒ Addition Dwelling Unit (Attached) (By-law 2023-102, S.15)
- ⇒ Additional Dwelling Unit (Detached) (By-law 2023-102, S.15)
- ⇒ Convenience Retail (By-law 95-106, S.31)
- ⇒ Day Care Facility
- ⇒ Duplex Dwelling
- ⇒ Dwelling Unit
- ⇒ Educational Establishment
- ⇒ Financial Establishment
- ⇒ Funeral Home
- ⇒ Health Clinic
- ⇒ Health Office
- ⇒ Home Business
- ⇒ Hospice (By-law 2013-124, S.44)
- ⇒ Lodging House
- ⇒ Medical Laboratory
- ⇒ Multiple Dwelling
- ⇒ Office
- ⇒ Personal Services
- ⇒ Printing Establishment
- ⇒ Private Club or Lodge
- ⇒ Religious Institution
- ⇒ Residential Care Facility
- ⇒ Sale, Rental, or Service of Business Machines and Office Supplies
- ⇒ Security or Janitorial Services
- ⇒ Semi-detached Dwelling existing on the date that the CR-1 Zone was applied to the land. (By-law 94-183, S.34)
- ⇒ Single Detached Dwelling existing on the date that the CR-1 Zone was applied to the land. (By-law 94-183, S.34)
- ⇒ Street Townhouse Dwelling
- ⇒ Studio
- ⇒ Tourist Home
- ⇒ Veterinary Services



Ref: <https://www.kitchener.ca/en/development-and-construction/zoning-bylaw.aspx>

* Ask Listing Agent for full zoning regulations, restrictions and site specifics

** All uses and development plans will have to be considered by the City of Kitchener and the Region of Waterloo

SURROUNDING AMENITIES

63 Courtland Avenue East, Kitchener

FOR SALE

COMMERCIAL / RESIDENTIAL DEVELOPMENT LAND

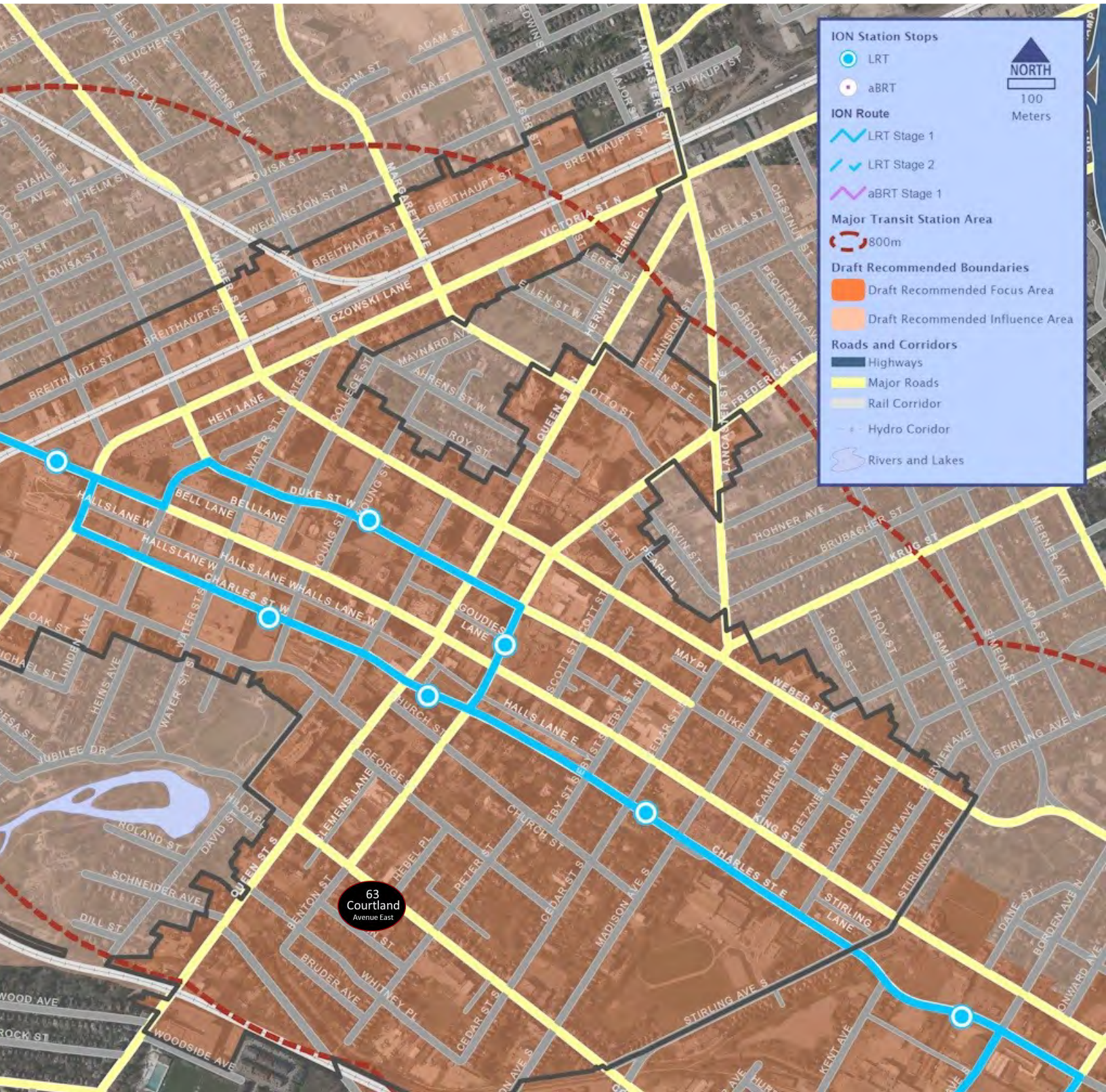


DOWNTOWN TRANSIT

63 Courtland Avenue East, Kitchener

FOR SALE

COMMERCIAL / RESIDENTIAL DEVELOPMENT LAND



WALK SCORE

63 Courtland Avenue East, Kitchener

FOR SALE

COMMERCIAL / RESIDENTIAL DEVELOPMENT LAND

63 Courtland Avenue East has a Walk Score of 94 out of 100. This location is Very Walkable so most errands can be accomplished on foot. 63 Courtland Avenue East is a ten-minute walk from the 301 ION at the Kitchener Market Station stop. Nearby parks include Sand Hill Park, Victoria Park and Woodside Park.

Restaurants

Jasna's European Meat & Deli 46 Courtland Avenue East	.08km
Jester's Court Restaurant 57 Courtland Ave E	.2km
Georginas Tortes 63 Courtland Ave E	.2km
Egg Roll King 85 Courtland Avenue East	.3km
Northern Thai 95 Queen Street South	.3km
Waterloo Regional Police Commissi... 134 Frederick Kit	.3km
Gambero 91 Queen St S	.3km
Queen Shawarma Restaurant 93 Ontario St S	.4km
Hog Tails Barbeque 87 Ontario St S	.4km
Rychees Frozen Yogurt 26 Benton Street	.4km
Downtown Crepe Cafe 28 Benton Street	.4km
Transfers Restaurant 15 Charles St W	.4km
East African Cafe 50 Ontario Street South	.4km
The Grand Trunk Saloon 30 Ontario Street South	.4km
New Orleans Pizza 560 Queen St S	.4km
Ellison's Bistro 14 Charles Street West	.4km

Shopping

Hasty Market 103 Ontario St S	.3km
Now & Then Books 90 Queen St S	.3km
Lookin' For Heroes 93 Ontario Street South	.3km
Cam Fashions Ltd 45 Queen S	.4km
LMCCouture 54 Queen St S	.4km
Claudette Melanson 110 Church St	.4km
Dollarama 61 King St E	.4km
A Second Look Books 31 King St W	.5km
Vans 87 King St W	.5km
the catacombs 37 King St W	.5km
Inception 26 King St E	.5km
Schmid Jewellers 8 King St E	.5km
Mega Brands 137 King St E	.5km
B-G Diamonds & Gold 91 King St W	.5km

Entertainment

Joseph Schneider Haus 466 Queen Street South	.3km
THEMUSEUM 10 King Street West	.5km
B à Themuseum 10 King St W	.5km
Apollo Cinema 141 Ontario Street North	.7km
The Registry Theatre 122 Frederick St	.8km
Museums 550 King St E	.9km
Centre In The Square 101 Queen St N	1.1km
Don McLaren Arena (Customer Ser... 61 Green St	1.8km
Frederick Twin Cinemas! 385 Frederick Street	1.9km
Kitchener Memorial Auditorium (cu... 400 East Ave	2km
Woodside National Historic Site 528 Wellington North	2.2km
K-W Gaming Centre 501 Krug Kitchener	2.6km
Rockmonyfrew Art Studio 30 Westwood Crescent	3km
Brubacher House Museum 200 University Ave W	3km

Walk Score
94

Walker's Paradise

Daily errands do not require a car.

Bike Score
87

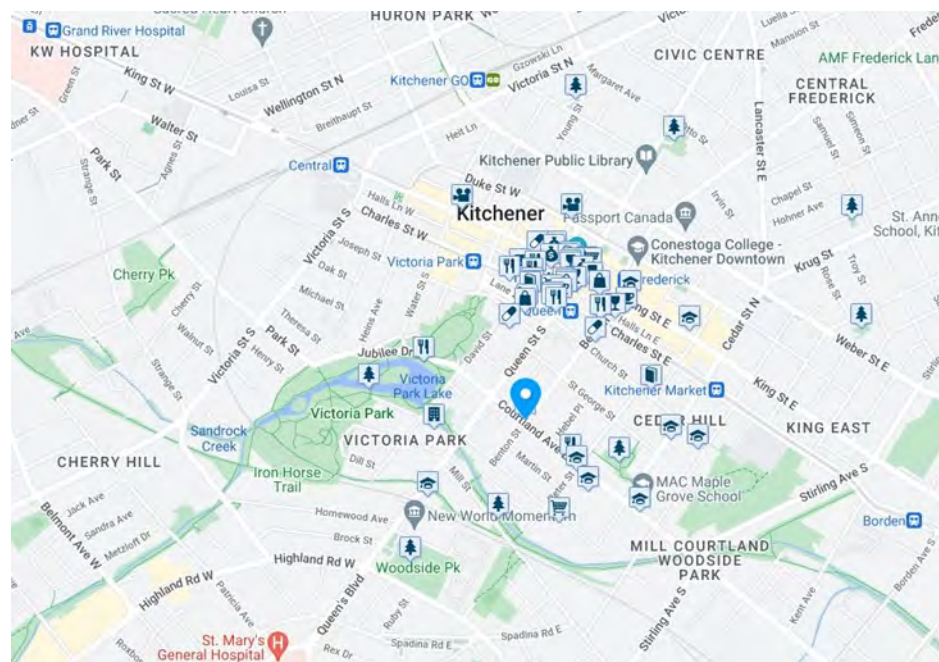
Very Bikeable

Biking is convenient for most trips.

Transit Score
65

Good Transit

Many nearby public transportation options.



FOR SALE

COMMERCIAL / RESIDENTIAL DEVELOPMENT LAND

This city offers much excitement without losing its small town charm. With over 240,000 residents there are many festivals and events that take place on an annual basis.

Kitchener-Waterloo is home of Oktoberfest, the largest celebration of all things Bavarian outside of Germany. Kitchener is known far and wide for more than the Tapping of the Keg. The 2015 annual TD Kitchener Blues Festival drew 150,000 people over the four-day festival, with performances by some of the biggest names in blues from around the world. Add on the KOI Music Festival and Big Music Fest — one of the largest music festivals in Ontario — and Kitchener is the place to be for music lovers.

Kitchener also celebrates its rich cultural heritage through its many intriguing museums. Visit the historic Homer Watson House and Gallery and learn about one of Canada's most celebrated masters, or stroll through the Waterloo Region Museum and Doon Heritage Village to experience first hand what life was like in Waterloo County in 1914.

Twenty-two historic buildings and period-costumed interpreters bring the past to vibrant life for you and your family. Home of the Kitchener-Waterloo Art Gallery and world-class performing arts theatre, the Centre in the Square, Kitchener is a hub of artistic and cultural celebrations. Explore the many restaurants and cafes, sample a craft beer in a microbrewery or stretch out by the lake in historic Victoria Park.

Whatever you choose, Kitchener's pride in its history and cultural diversity makes this a truly unique city.

CONTACT
INFORMATION

63 Courtland Avenue East, Kitchener

FOR SALE

COMMERCIAL / RESIDENTIAL
DEVELOPMENT LAND

For more information please contact:

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Office 519-742-7000 • Fax 519-742-7070

Michael Conrad
Sales Representative
mike@coupalmarkou.com
519-742-7000 x 105

Matt Dickson
Sales Representative
matt@coupalmarkou.com
519-742-7000 x 104



www.coupalmarkou.com



CONFIDENTIALITY AND INDEMNIFICATION AGREEMENT

To: Dorel’s Investments Inc. (the “Seller(‘s)”)
Re: 63 Courtland Ave E, Kitchener, N2G 2T6 (the “Property”)

We have requested from Coupal Markou Commercial Real Estate Inc. (“Coupal Markou Commercial”) through Michael Conrad and/or Matthew Dickson, information, including confidential and proprietary information, which has not been generally disclosed to the public, for use in evaluating a potential purchase of the Property.

In exchange for good and valuable consideration provided by the Seller and Coupal Markou Commercial, including, without limitation, the delivery of proprietary information, the receipt and sufficiency of which is hereby acknowledged, we agree to keep confidential any and all information supplied to us concerning the Property that is not a matter of public record and not to utilize any such information for our own benefit (or for the benefit of anyone else) other than for the evaluation of the Property with respect to a potential purchase.

We understand that we may transmit any such information to partners, officers, directors, employees or legal or financial advisors (collectively, “representatives”) but only to the extent that they need to know such information for the purpose of such an evaluation. We undertake to inform such representatives of the confidential nature of such information and that they will be bound by the terms of this Agreement. We agree to be responsible for any breach of this Agreement by our representatives. We agree that any legal, financial or any other third-party advisors that are retained by us, to act on our behalf, will be compensated by us.

Upon the Seller’s request, we agree to return all documentation provided herewith and any notes or copies made thereof.

We agree to indemnify and save harmless the Seller and Coupal Markou Commercial from any claims, losses, damages, and liabilities whatsoever (including legal fees on a substantial indemnity basis and disbursements) arising out of a breach by us or any of our representatives of any of the terms or provisions of this Agreement.

The undersigned understands and acknowledges the possibility of dual agency on the part of Coupal Markou Commercial, and hereby consents of limited dual agency during the term of this Agreement, wherein Coupal Markou Commercial shall maintain confidentiality with respect to pricing intentions, corporate objectives, and motivation.

Coupal Markou Commercial shall be responsible for the payment of brokerage fees stipulated on the current MLS listing contract to any brokers, agents, or consultants in connection with this offering.

Client Name: _____

Company: _____

Phone: _____

Email: _____

Signature: _____

Date: _____

(I have the authority to bind the Corporation)

Please return to the attention of: Amanda Lingard: amanda@coupalmarkou.com