



47 SCOTT STREET | KITCHENER, ON.
RESTAURANT/RESIDENTIAL MIXED-USE
BUILDING FOR SALE

LESTER TOBIN

SALES REPRESENTATIVE

519.743.5211 X 3023

LESTER-TOBIN@COLDWELLBANKERPBR.COM



**COLDWELL BANKER
COMMERCIAL**

**PETER BENNINGER
REALTY, BROKERAGE**

PROPERTY DETAILS

RESTAURANT/RETAIL BUILDING
47 SCOTT STREET, KITCHENER



ASKING PRICE	\$1,650,000.00
BUILDING SIZE	2,611 SQ. FT. 2 UNITS
RETAIL/RESTAURANT	1,487 SQ. FT. + BASEMENT & PATIO
RESIDENTIAL	1,124 SQ. FT.
SITE AREA	0.160 ACRES
TAXES	\$13,410.35 (2023)
ZONING	D-5
PARKING	ON-SITE, 6 SPACES

HIGHLIGHTS

Restaurant/Retail mixed use building with spacious one bedroom and den apartment on second floor located next to Kitchener Farmers' Market.

Main floor approximately 1,487 square feet plus basement, patio and apartment approximately 1,124 square feet. Seating approximately 40 inside and 40 patio.

High traffic location close to all amenities and bus routes. Fridge, stove, washer, dryer and restaurant equipment included in purchase price including two kitchen hoods.

New windows 2022. New roof 2016. Building to be sold vacant.

[VIEW VIDEO
TOUR](#)

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TOUR](#)

[PROPERTY
PHOTOS](#)

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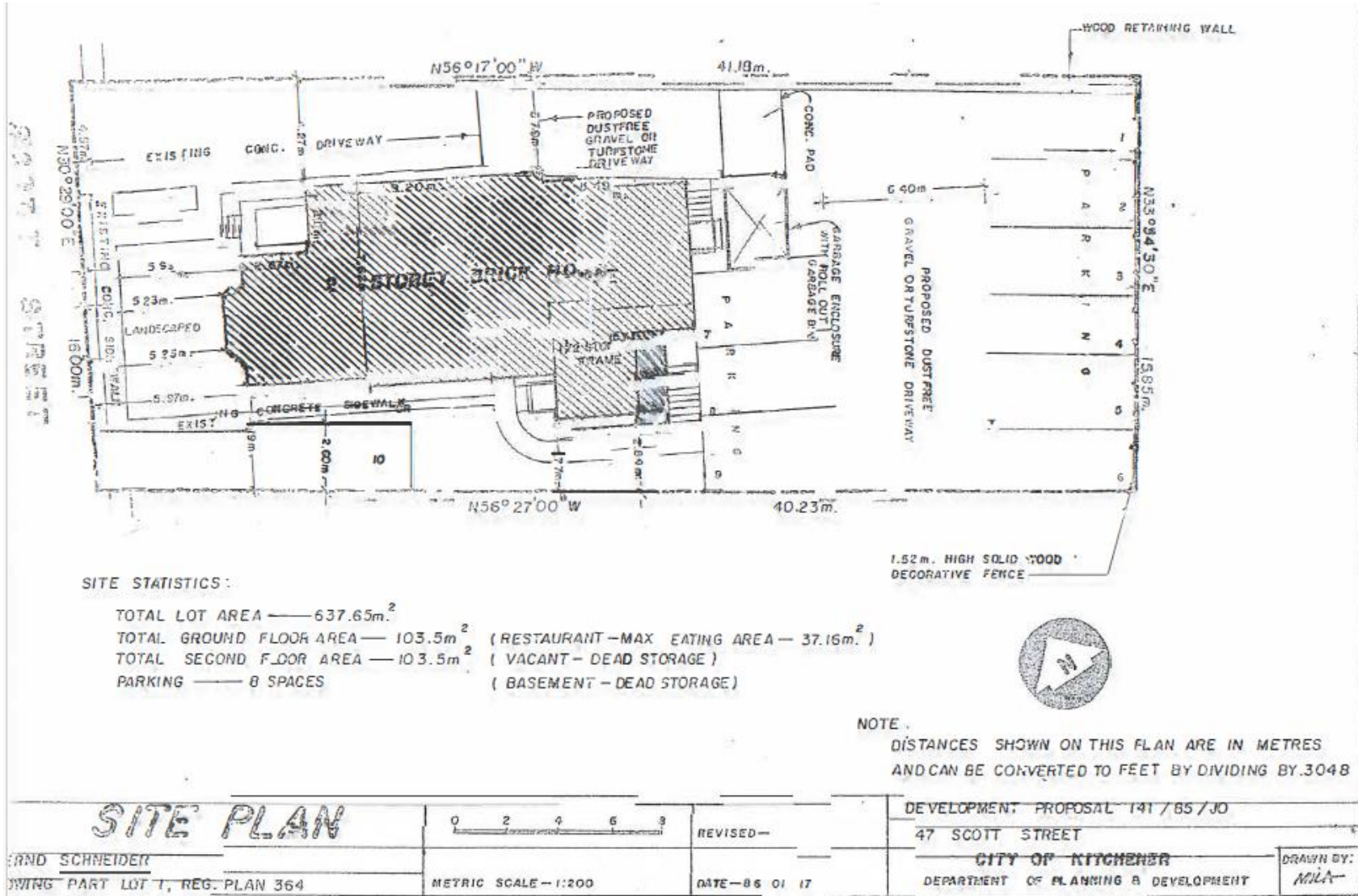


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SITE PLAN

RESTAURANT/RETAIL BUILDING
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COMMERCIAL UNIT

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EQUIPMENT LIST

RESTAURANT EQUIPMENT LIST

2 x Display Coolers 6 feet True

2 x Refrigerators

2 x Convection Ovens
(1 x 5 tray & 1 x 10 tray).

1 x 6 Burner Stove

2 x 5' Kitchen Hoods

s/s Counters

Pan Racks

Misc. Tables & Chairs

APARTMENT APPLIANCES

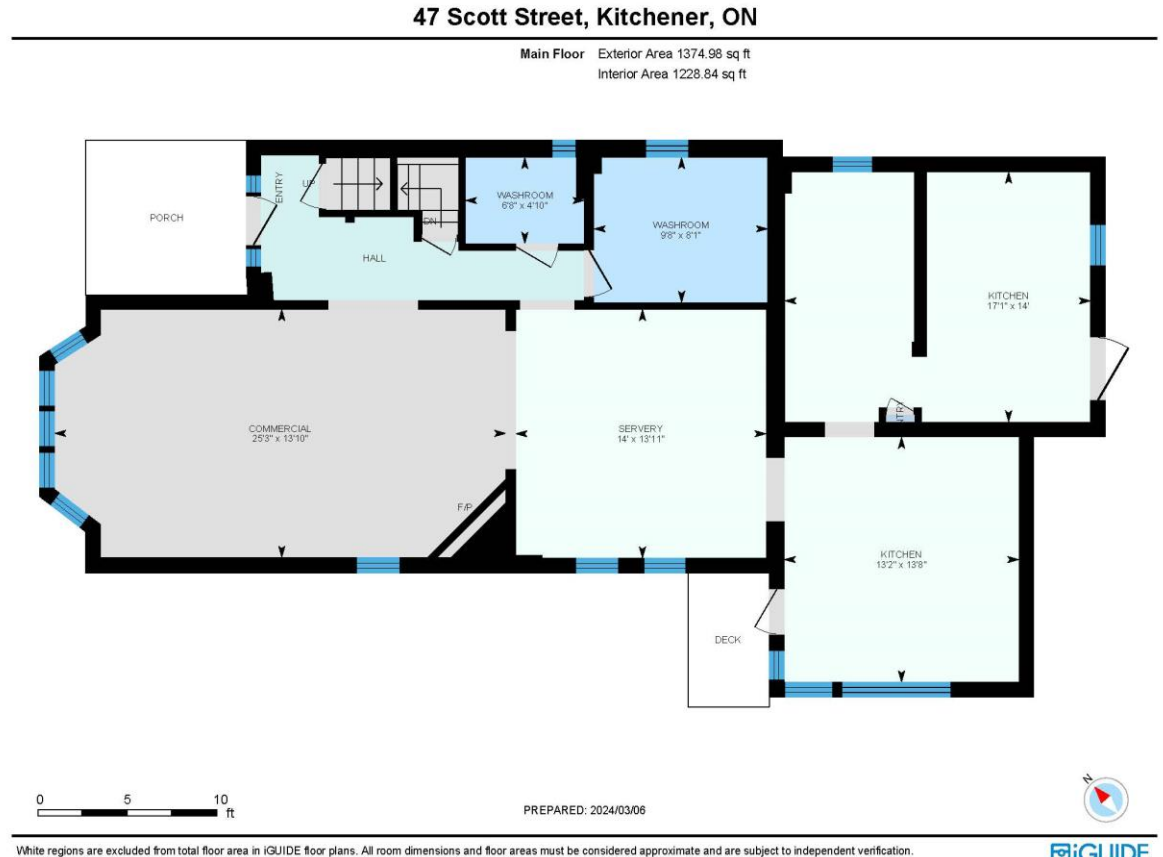
1 x Refrigerator

1 x Stove

1 x Washer

1 x Dryer

FLOOR PLAN



COMMERCIAL UNIT

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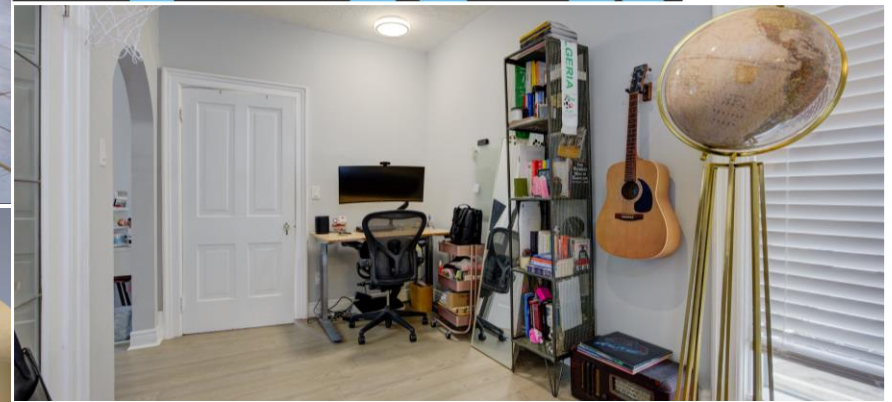


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RESIDENTIAL UNIT

RESTAURANT/RETAIL BUILDING
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PROPERTY LOCATION

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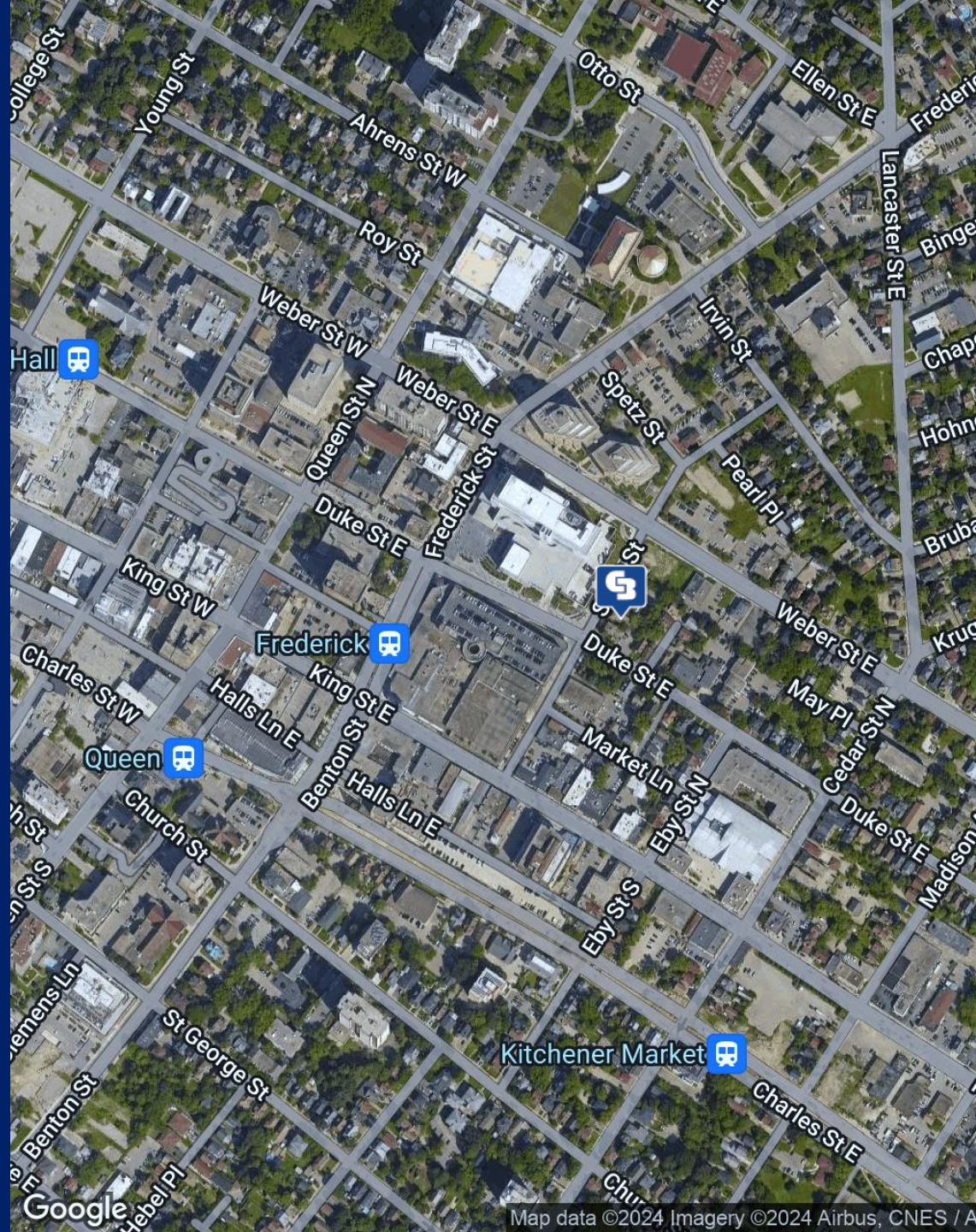
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