

# Chicopee Park Centre 1601 RIVER ROAD EAST

KITCHENER :: ONTARIO



OUTLINE IS APPROXIMATE

## Retail Investment Opportunity

**THE OFFERING** :: CBRE Limited is excited to present 1601 River Road East, a 68,772 SF retail plaza located at River Road East and Morgan Avenue. This investment property sits on 5.01 acres of land in the densely populated area of Centreville Chicopee in southern Kitchener. This location has great access to Highways 8 and 7, with easy access to Highway 401.

For additional information, please contact:

**Sean Comiskey**  
Sales Representative  
416 495 6215  
sean.comiskey@cbre.com

**Brad Walford**  
Sales Representative  
416 495 6241  
brad.walford@cbre.com

**Lyndsay Hopps\***  
Sales Associate  
416 798 6201  
lyndsay.hopps@cbre.com



## BUILDING DESCRIPTION

Complex Name:	Chicopee Park Centre
Location:	River Road East & Morgan Avenue
Complex Size:	68,772 SF
Site Area:	5.01 acres
# of Units:	34
Parking:	275 spots (approximately)
Zoning:	C-2
Property Owner:	Chicopee Park Centre Inc.



## OPERATING EXPENSES 2013

Expenses	Property Taxes:	\$216,726.21
	Utilities:	\$54,925.16
	Repairs & Maintenance:	\$71,276.79
	Insurance:	\$7,457.58
	Office & Management:	\$64,045.26



For additional information, please contact:

**Sean Comiskey**  
Sales Representative  
416 495 6215  
sean.comiskey@cbre.com

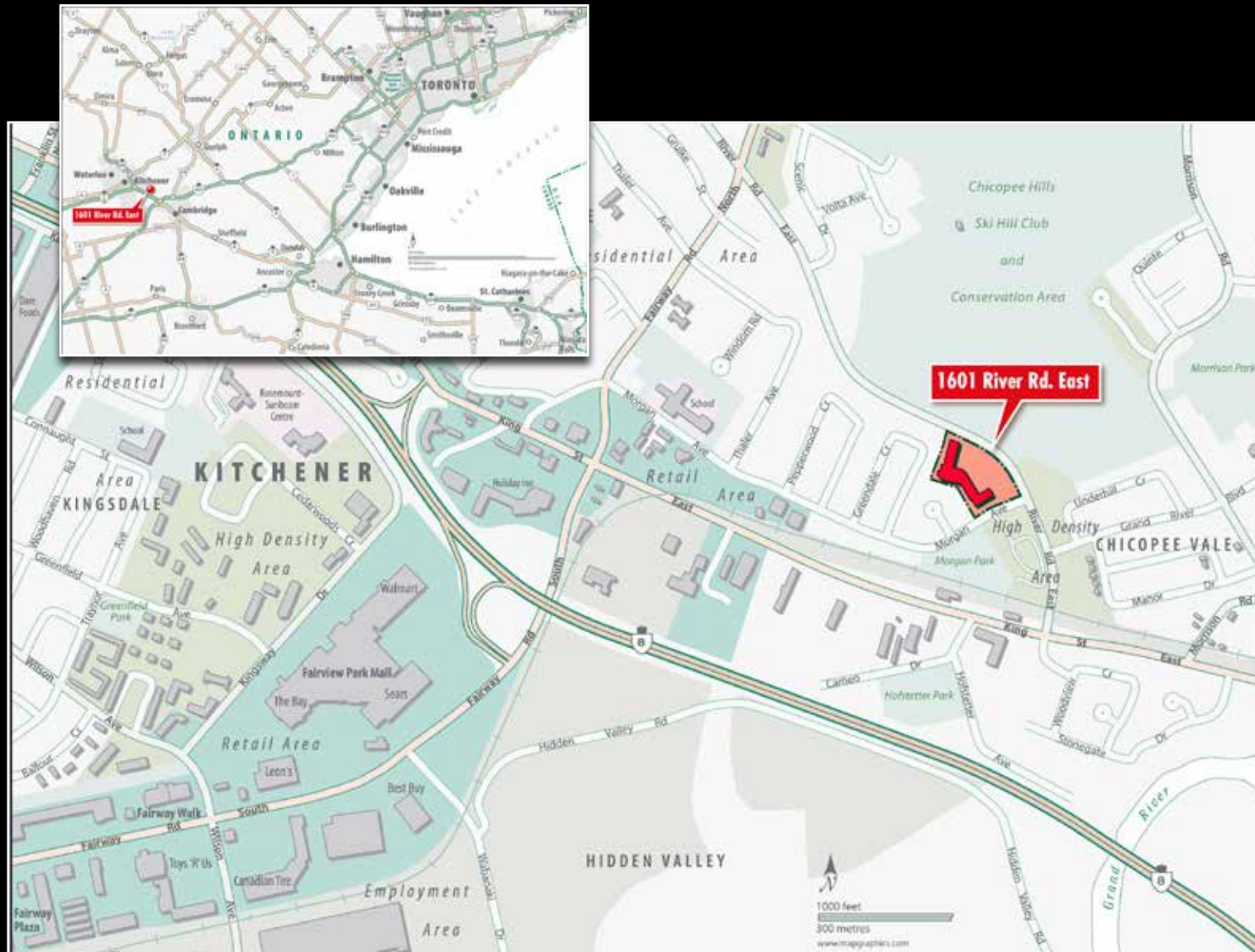
**Brad Walford**  
Sales Representative  
416 495 6241  
brad.walford@cbre.com

**Lyndsay Hopps\***  
Sales Associate  
416 798 6201  
lyndsay.hopps@cbre.com

\* Sales Representative | CBRE Limited | Brokerage | [www.cbre.ca](http://www.cbre.ca)



# Location Map



For additional information, please contact:

**Sean Comiskey**  
Sales Representative  
416 495 6215  
sean.comiskey@cbre.com

**Brad Walford**  
Sales Representative  
416 495 6241  
brad.walford@cbre.com

**Lyndsay Hopps\***  
Sales Associate  
416 798 6201  
lyndsay.hopps@cbre.com

\* Sales Representative | CBRE Limited | Brokerage | www.cbre.ca



# Aerial Map

PRIVATE CAPITAL GROUP | RETAIL INVESTMENT GROUP



OUTLINE IS APPROXIMATE

For additional information, please contact:

**Sean Comiskey**  
Sales Representative  
416 495 6215  
sean.comiskey@cbre.com

**Brad Walford**  
Sales Representative  
416 495 6241  
brad.walford@cbre.com

**Lyndsay Hopps\***  
Sales Associate  
416 798 6201  
lyndsay.hopps@cbre.com

\* Sales Representative | CBRE Limited | Brokerage | [www.cbre.ca](http://www.cbre.ca)



# Zoning Information

## SECTION 8

### NEIGHBOURHOOD SHOPPING CENTRE ZONE (C-2)

No person shall erect, nor use any building in whole or in part, nor use any land, nor permit to use any land, in whole or in part, within a C-2 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations.

(Amended: By-law 2006-174, S.1) (City of Kitchener Housekeeping Amendment)

#### 8.1 PERMITTED USES

Canine or Feline Grooming (By-law 2003-163, S.32)

Carwash

Day Care Facility

Dwelling Unit (By-law 98-108, S.3)

Educational Establishment (By-law 98-108, S.3)

Financial Establishment

Gas Station

Health Clinic

Health Office

Office

Personal Services

Religious Institution (By-law 98-108, S.3)

Repair Service

Restaurant

Retail

Studio

Veterinary Services (By-law 90-48, S.1)

#### 8.2 REGULATIONS

Minimum Lot Area: 4,000.0 square metres

Minimum Lot Width: 30.0 metres

Minimum Front Yard and Minimum  
Side Yard Abutting a Street 3.0 metres

(Amended: By-law 2007-231, S.20)

Minimum Side Yard: 3.0 metres, except where a lot line forms part of a boundary between a C-2 Zone and a Residential Zone, in which case, 7.5 metres shall be required.

Minimum Rear Yard: 7.5 metres  
Maximum Building Height: 15.0 metres, except that the height may be increased beyond the maximum of 15.0 metres provided that the building is so located that its distance from any lot line is equal to or greater than its building height.

Maximum Gross Leasable  
Commercial Space: 13,935.0 square metres with no single outlet exceeding 4,550.0 square metres. (By-law 98-108, S.4[a])

Location of Dwelling Units: Shall be located only in the same building as commercial uses, and except for access, shall not be located on the ground floor. (By-law 98-108, S.4[b])

Off-Street Parking: In accordance with the requirements of Section 6.1 of this By-law.

Off-Street Loading: In accordance with the requirements of Section 6.2 of this By-law.

Visual Barrier: Where a lot line forms part of a boundary between a C-2 Zone and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.11 of this By-law.

Gas Station: Notwithstanding the regulations of this Section, the use of any C-2 land for a Gas Station shall be in accordance with the requirements of Section 13 of this By-law.

Carwash: Notwithstanding the regulations of this Section, the use of any C-2 land for a carwash shall be in accordance with the requirements of Section 12.2.2 of this By-law.

(Amended: By-law 2006-174, S.1)

For additional information, please contact:

#### Sean Comiskey

Sales Representative

416 495 6215

sean.comiskey@cbre.com

#### Brad Walford

Sales Representative

416 495 6241

brad.walford@cbre.com

#### Lyndsay Hopps\*

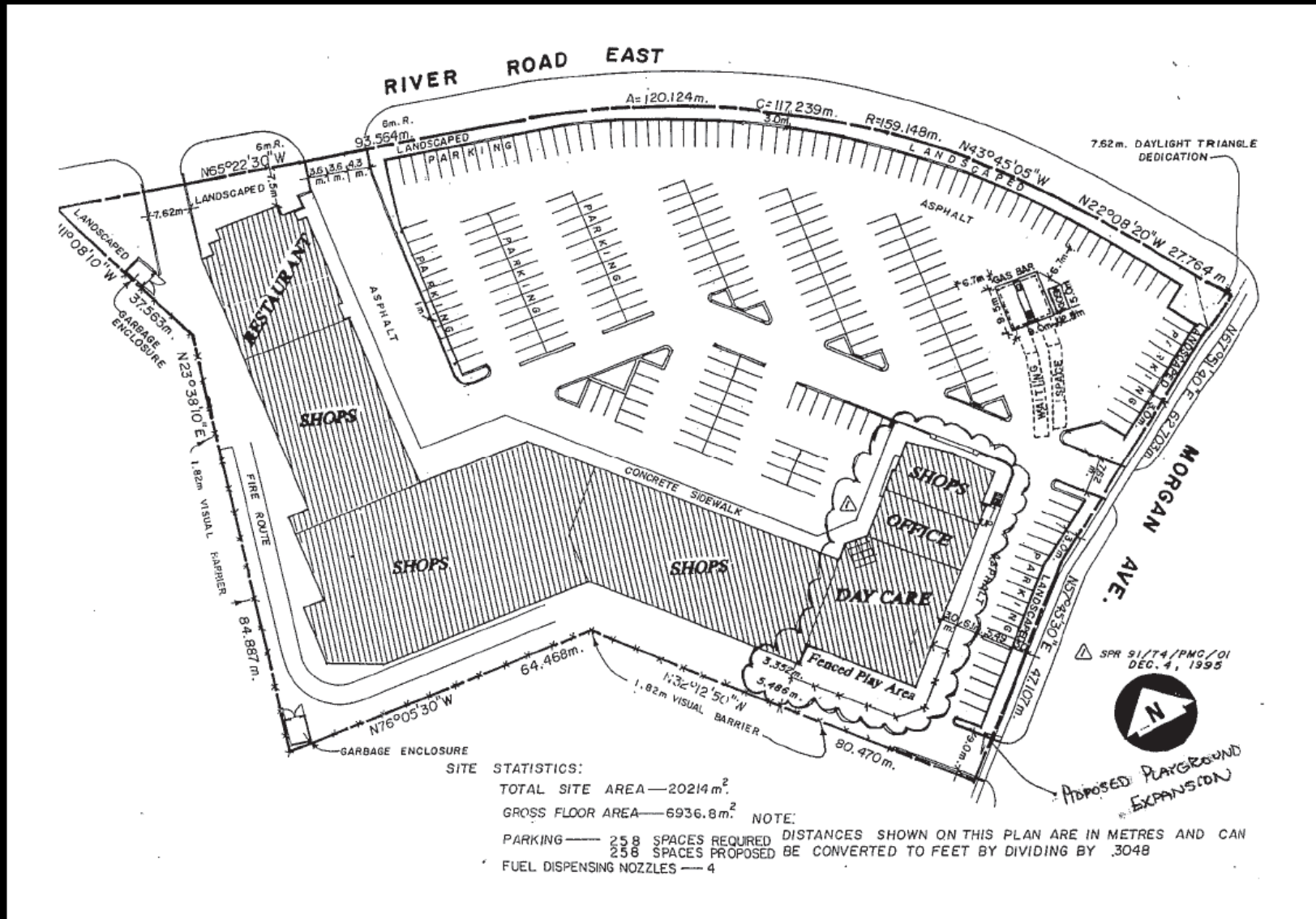
Sales Associate

416 798 6201

lyndsay.hopps@cbre.com

\* Sales Representative | CBRE Limited | Brokerage | [www.cbre.ca](http://www.cbre.ca)





For additional information, please contact:

**Sean Comiskey**  
 Sales Representative  
 416 495 6215  
 sean.comiskey@cbre.com

**Brad Walford**  
 Sales Representative  
 416 495 6241  
 brad.walford@cbre.com

**Lyndsay Hopps\***  
 Sales Associate  
 416 798 6201  
 lyndsay.hopps@cbre.com

\* Sales Representative | CBRE Limited | Brokerage | www.cbre.ca



# Additional Photos

KITCHENER :: ONTARIO

PRIVATE CAPITAL GROUP | RETAIL INVESTMENT GROUP



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, Enviroics Analytics, Microsoft Bing, Google Earth

For additional information, please contact:

**Sean Comiskey**  
Sales Representative  
416 495 6215  
sean.comiskey@cbre.com

**Brad Walford**  
Sales Representative  
416 495 6241  
brad.walford@cbre.com

**Lyndsay Hopps\***  
Sales Associate  
416 798 6201  
lyndsay.hopps@cbre.com

\* Sales Representative | CBRE Limited | Brokerage | [www.cbre.ca](http://www.cbre.ca)

