

COMMERCIAL INVESTMENT

17-19 KING STREET NORTH
~ WATERLOO ~



Coupal Markou

FOR SALE

17-19 King Street North, Waterloo

Property Specifications:

Total Building Size: **Estimated at 3,263 Sq Ft + Basement**

Building Breakdown: **Main floor** - 2,263 sq ft
Second level - 1,000 sq ft
Basement - estimated at 2,000 sq ft*
**not included in total square footage*

Lot Size: 26.02 ft x 90.19 ft x 26.19 ft x 90.73ft
(0.054 acres)

Property Taxes: \$16,050.94/2023

Zoning: U1-16; Uptown Commercial Core

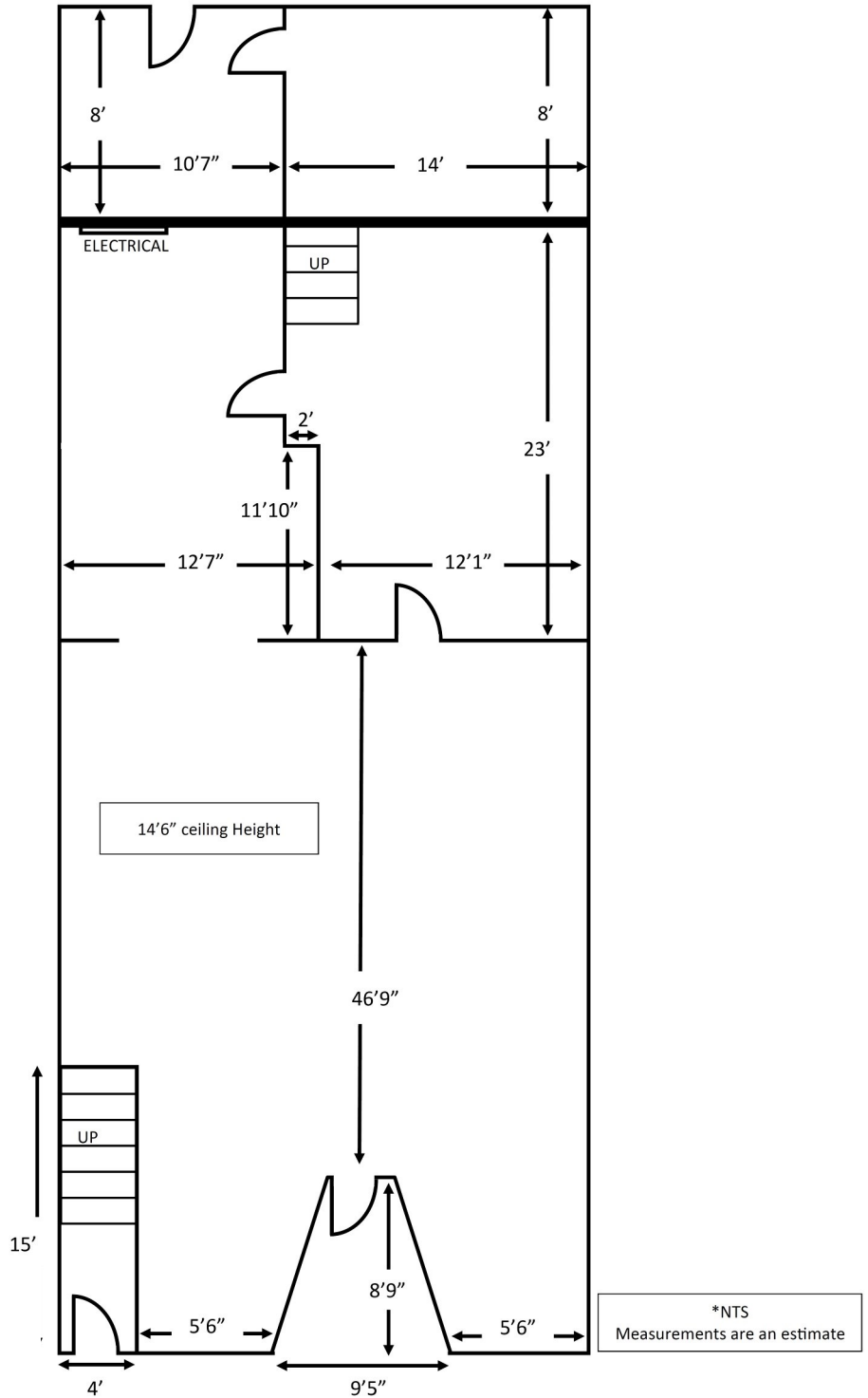
Offering Price: \$1,748,000

Highlights:

- ⇒ Located on King St N, between Erb St W and Dupont St E. in the heart of Uptown Waterloo
- ⇒ Main floor is a retail unit currently occupied by the owner, the Upper Level consists of 2 residential units, rented on a month to month term - Vacant possession on closing
- ⇒ This is one of the most desired locations in all of Kitchener/ Waterloo
- ⇒ The building is well maintained and located minutes from the Waterloo Public Square LRT station, many bus stops and all Uptown amenities
- ⇒ Municipal services

17-19 King Street North, Waterloo

1st Floor Retail Space



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 C: 519-242-8642

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 SALES REPRESENTATIVE
MIKE@COUPALMARKOU.COM
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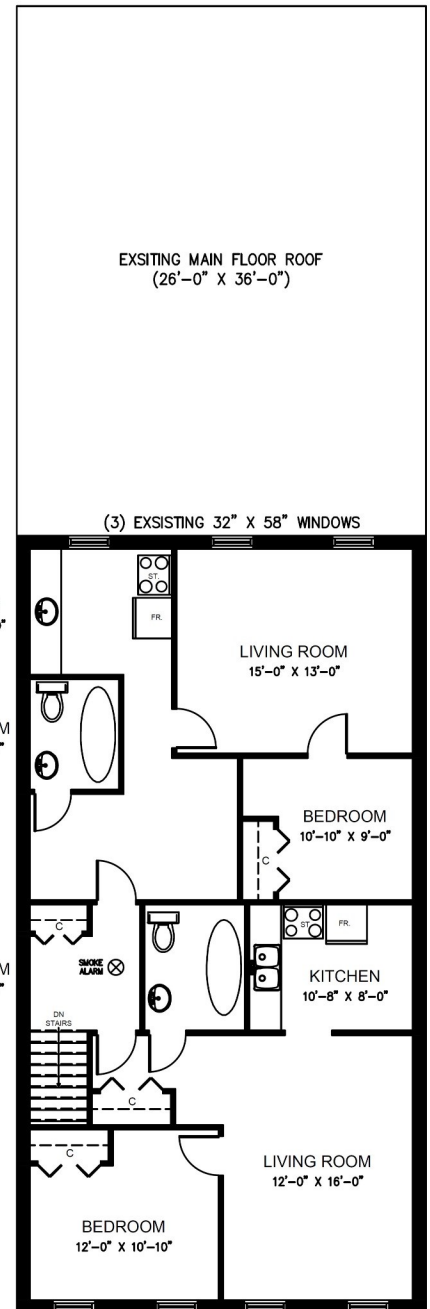
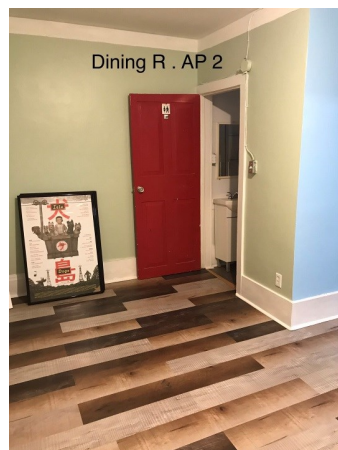
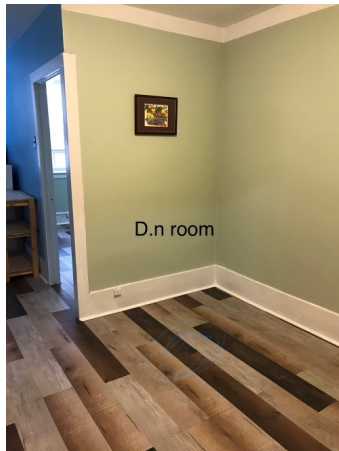
COUPAL MARKOU COMMERCIAL REAL ESTATE INC.
 150 KING STREET SOUTH
 WATERLOO, ON N2J 1P6
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17-19 King Street North, Waterloo

2nd Floor Residential

DOMINION LN.



17 & 19 KING ST. N

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