

# 1193

## STAND ALONE COMMERCIAL BUILDING

### QUEENS BUSH ROAD, WELLESLEY

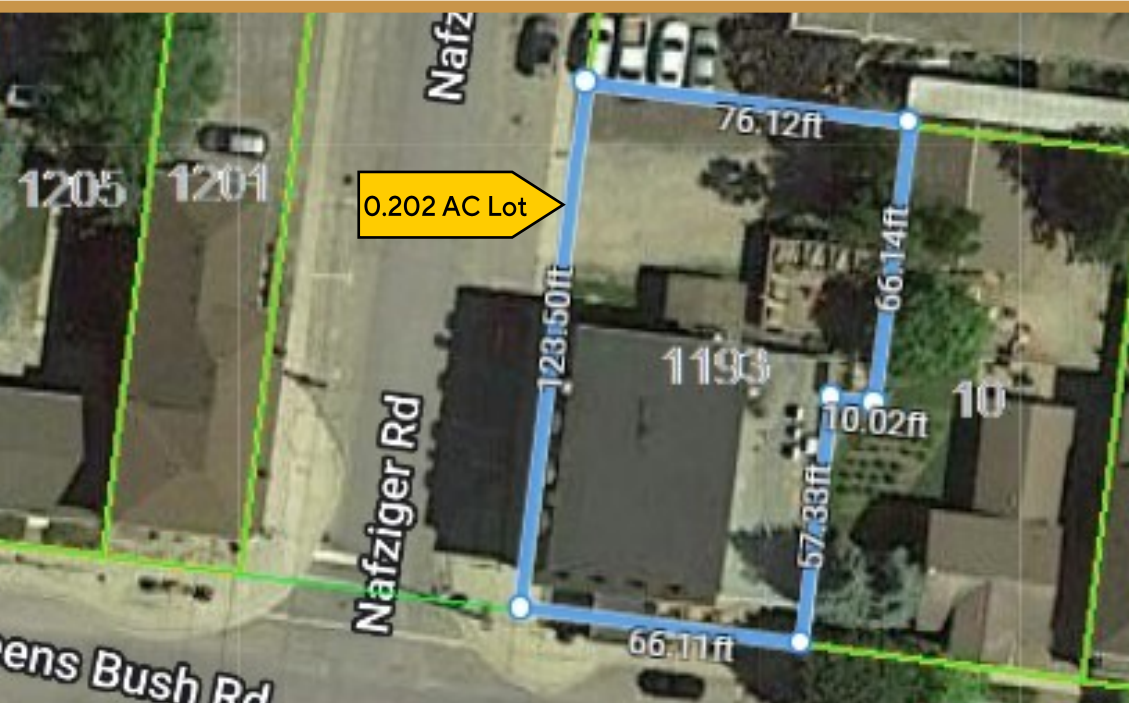
# FOR SALE

# 1193

## STAND ALONE COMMERCIAL BUILDING

### QUEENS BUSH ROAD, WELLESLEY

# FOR SALE



THEO PAPADOPOULOS  
SALES REPRESENTATIVE  
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519-742-7000 X 103

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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



**SIZE**  
8,705 SQ FT

**PROPERTY TAXES**  
\$7,673.30/2023

**ZONING**  
UC  
URBAN COMMERCIAL

**SALE PRICE**  
\$695,000

#### FEATURES:

- \* Located at the main intersection of Nafziger Rd and Queens Bush Rd in Wellesley
- \* 8,705 sq ft stand alone historic building for Sale
- \* 3,700 sq ft main floor currently set up as a restaurant/pub, fixtures included
- \* Potential for many other retail or office uses
- \* the second and third floor are unfinished and will require improving, residential income potential or a live work opportunity
- \* Includes 2 outdoor patios
- \* Immediate possession

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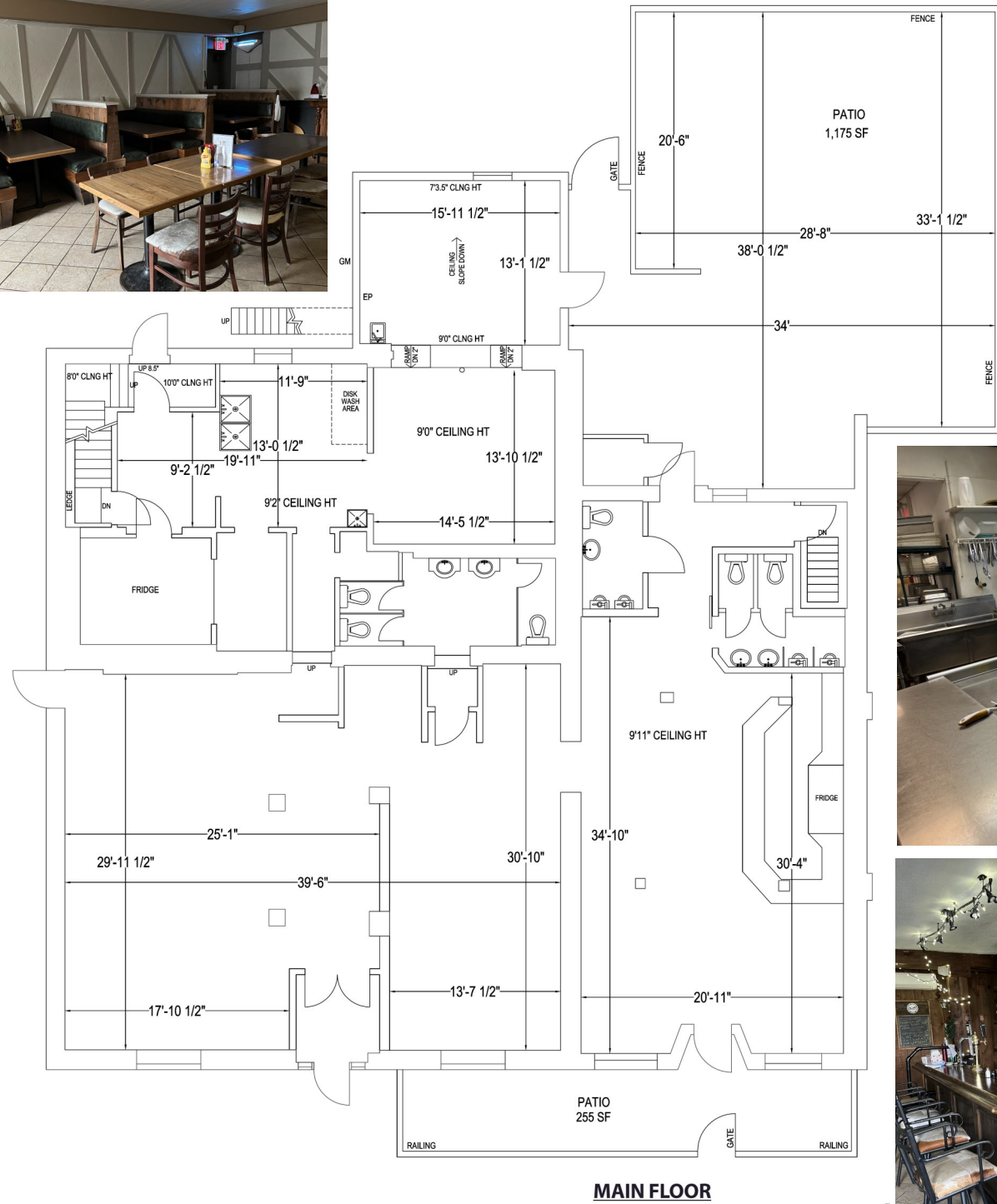
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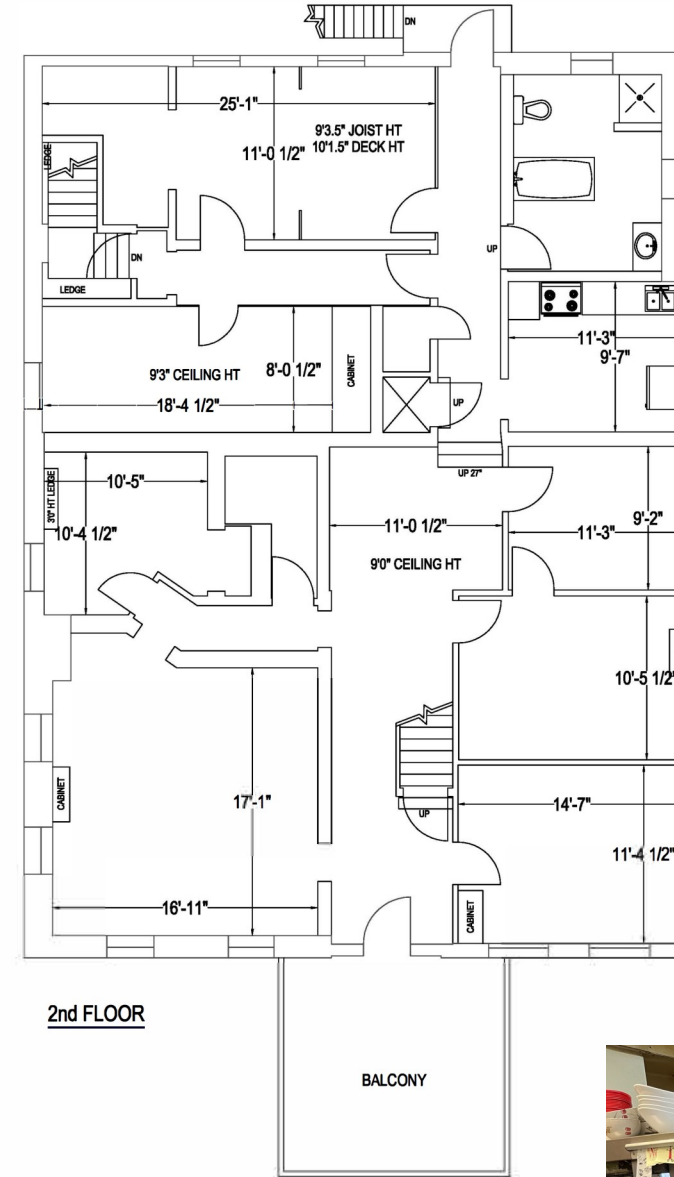
## QUEENS BUSH ROAD, WELLESLEY

**FOR SALE**  
**STAND ALONE COMMERCIAL BUILDING**

Main Floor - 3,777 Sq ft



2nd Floor - 2,466Sq ft



3rd Floor - 2,462Sq ft

