

# FOR LEASE

## UNIT C, 401 WEBER STREET N, WATERLOO



### AVAILABILITY

1,475 SQ FT

### POSSESSION

IMMEDIATE

### ZONING

C5-81

### RATE

\$30.00/SQ FT NET

### CAM & TAXES

\$6.75/SQ FT

+UTILITIES

- Situated on a high-traffic road ensuring optimal visibility
- One dedicated parking at front, additional parking at the rear of building
- Daily traffic count of 42,000 vehicles
- 9' x 10' drive-up door at the rear
- Fully air conditioned
- Floor drains throughout
- 220-volt lines to front of premises, and 200-amp service

### BROOKS WAY

BROKER

BROOKS@COUPALMARKOU.COM

519-242-8642

### THEO PAPAPOULOS

SALES REPRESENTATIVE

THEO@COUPALMARKOU.COM

519-742-7000 x 103

COUPAL MARKOU COMMERCIAL

REAL ESTATE INC.

150 KING STREET SOUTH

WATERLOO, ONTARIO N2J 1P6

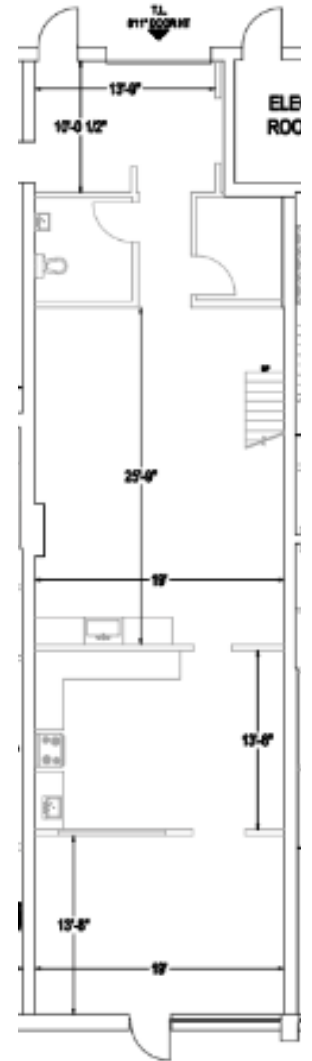
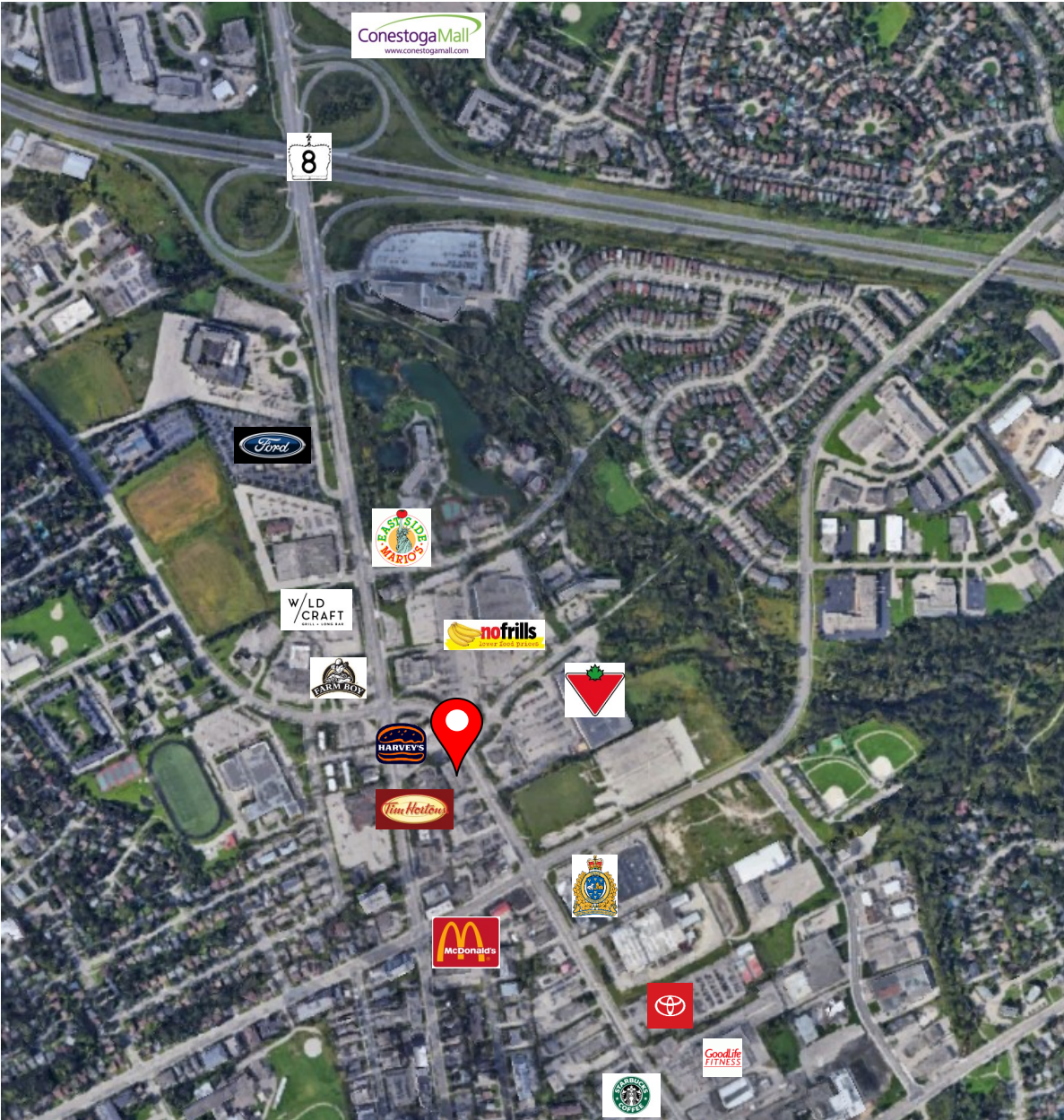
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