



**MOORE AVENUE
KITCHENER, ON**

FOR SALE

Century Warehouse in Mid-Town

Coupal Markou

Commercial Real Estate Inc. Brokerage

ABOUT

Centrally located 4,500 SF industrial warehouse with a 2,000 sq ft mezzanine. Situated between Downtown Kitchener and Uptown Waterloo, just off King St W. Originally built to store Model T tires for BF Goodrich, this versatile property offers a unique blend of history and potential. Additional 1,750 sq ft with 4 garages and loft, that may be demolished to create up to ten parking spaces. Potential to convert building. 57 Moore Avenue is a rare opportunity in mid-town.



THE DETAILS



AVAILABILITY

4,500 SQ FT MAIN
1,750 SQ FT GARAGE
0.195 ACRES

PROPERTY TAXES

EST. **\$3,504.74/ 2024**

ZONING

R-5 LEGAL NON-CONFORMING

POSSESSION

90 DAY

OFFERING PRICE

\$1,480,000



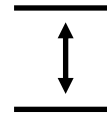
Opportunity
for 10 spots



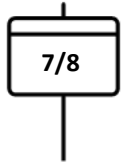
12' by 12'
drive-up



Frontage
41.88 ft



Depth
203.06



6 minutes to
HWY 7/8





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