

500

WEBER STREET N, WATERLOO

FOR SALE

MULTI-TENANTED COMMERCIAL BUILDING



AVAILABILITY

22,441 SQ FT
7.48 ACRES

ZONING

E1-24

POSSESSION

NEGOTIABLE

PROPERTY TAXES

\$107,083.86/2024

OFFERING PRICE

\$6,595,000

- * Located at the T-intersection of Weber Street North and Albert Street
- * Good quality of tenant mix, excellent on-site parking, windows and signage
- * Signalized lights at main entrance, good access to amenities, Conestoga Parkway and public transit
- * Additional 4.75 acres for future development, preliminary plans for an additional 30,000 square foot addition
- * Large windows & skylights
- * Separate HVAC and electrical services
- * Outdoor patio area/park-like setting
- * Ample on site free parking

PETER KRUSCHEN
SALES REPRESENTATIVE
PETER@COUPALMARKOU.COM
519-742-7000 x 106

MICHAEL CONRAD
SALES REPRESENTATIVE
MIKE@COUPALMARKOU.COM
519-742-7000 x 105

COUPAL MARKOU COMMERCIAL
REAL ESTATE INC.
150 KING STREET SOUTH
WATERLOO, ONTARIO N2J 1P6
OFFICE 519-742-7000
FAX 519-742-7070



Commercial Real Estate Inc., Brokerage

www.coupalmarkou.com

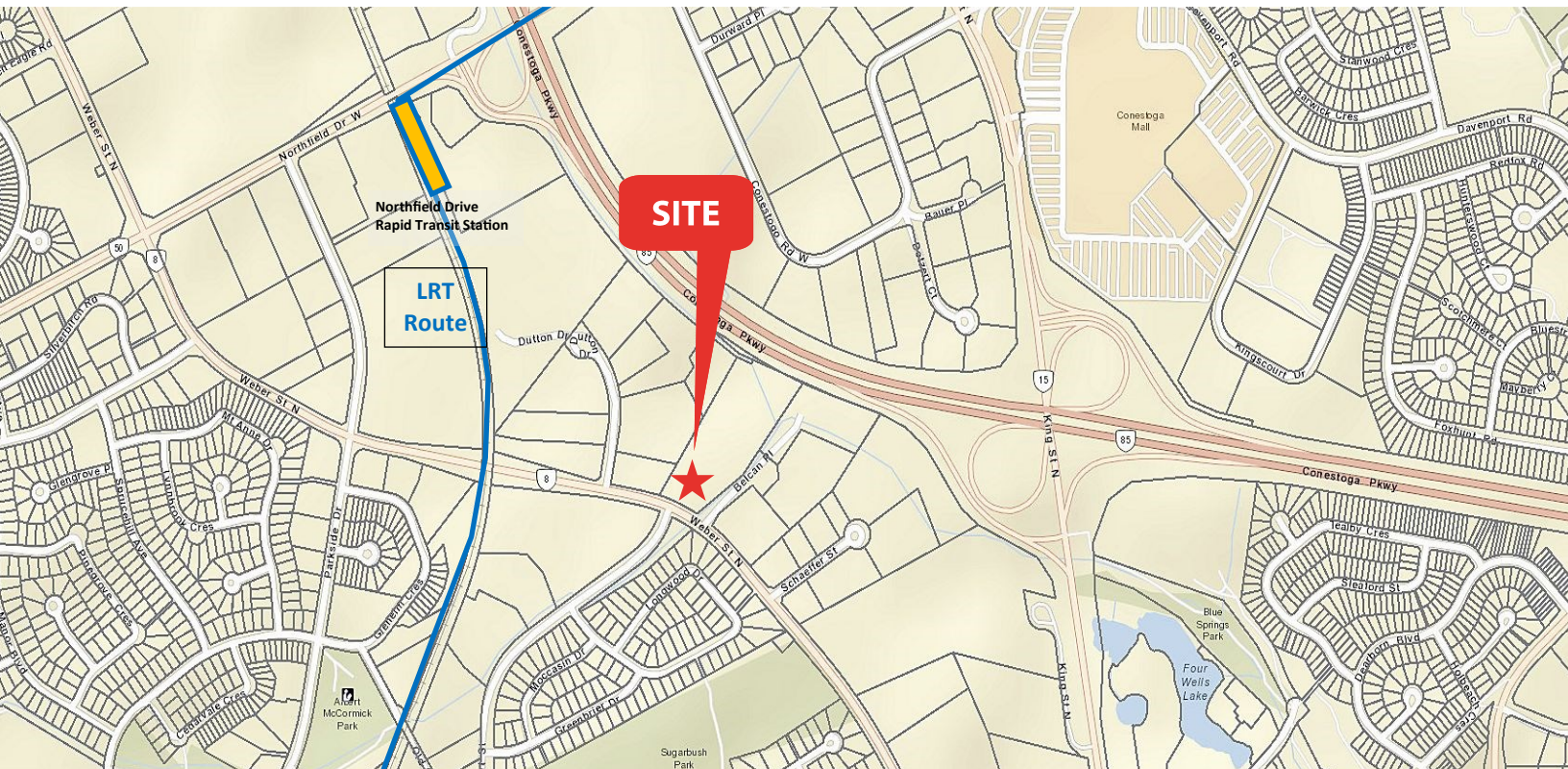
**For further information, please fill out and return attached Confidentiality Agreement

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This disclaimer shall apply to Coupal Markou Commercial Real Estate Inc., Brokerage, to include all employees and independent contractors. The information set out herein is for advertising purposes, and any images, assumptions, estimates and property details have been obtained from sources deemed to be reliable. No warranty or representation is made as to its accuracy, correctness and completeness of the information, being subject to errors, omissions, conditions, prior sale / lease, withdrawal or other changes without notice. The recipient of the information should conduct its own inquiries and investigations prior to placing any reliance upon the information. MLS

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CONFIDENTIALITY AND INDEMNIFICATION AGREEMENT

To: Juscon GP Holdings Ltd. (the "Seller('s)")
Re: 500 Weber St N, Waterloo, N2L4E9 (the "Property")

We have requested from Coupal Markou Commercial Real Estate Inc. ("Coupal Markou Commercial") through Michael Conrad and/or Peter Kruschen, information, including confidential and proprietary information, which has not been generally disclosed to the public, for use in evaluating a potential purchase of the Property.

In exchange for good and valuable consideration provided by the Seller and Coupal Markou Commercial, including, without limitation, the delivery of proprietary information, the receipt and sufficiency of which is hereby acknowledged, we agree to keep confidential any and all information supplied to us concerning the Property that is not a matter of public record and not to utilize any such information for our own benefit (or for the benefit of anyone else) other than for the evaluation of the Property with respect to a potential purchase.

We understand that we may transmit any such information to partners, officers, directors, employees or legal or financial advisors (collectively, "representatives") but only to the extent that they need to know such information for the purpose of such an evaluation. We undertake to inform such representatives of the confidential nature of such information and that they will be bound by the terms of this Agreement. We agree to be responsible for any breach of this Agreement by our representatives. We agree that any legal, financial or any other third-party advisors that are retained by us, to act on our behalf, will be compensated by us.

Upon the Seller's request, we agree to return all documentation provided herewith and any notes or copies made thereof.

We agree to indemnify and save harmless the Seller and Coupal Markou Commercial from any claims, losses, damages, and liabilities whatsoever (including legal fees on a substantial indemnity basis and disbursements) arising out of a breach by us or any of our representatives of any of the terms or provisions of this Agreement.

The undersigned understands and acknowledges the possibility of dual agency on the part of Coupal Markou Commercial, and hereby consents of limited dual agency during the term of this Agreement, wherein Coupal Markou Commercial shall maintain confidentiality with respect to pricing intentions, corporate objectives, and motivation.

Coupal Markou Commercial shall be responsible for the payment of brokerage fees stipulated on the current MLS listing contract to any brokers, agents, or consultants in connection with this offering.

Client Name: _____

Company: _____

Phone: _____

Email: _____

Signature: _____

Date: _____

(I have the authority to bind the Corporation)

Agent Name: _____

Brokerage Name: _____

Phone: _____

Email: _____

Signature: _____

Date: _____

Please return to the attention of: Amanda Lingard: amanda@coupalmarkou.com