

92

FOR SALE

KING STREET S, WATERLOO



Sale Price

NOI : \$150,957

CAP RATE: 5.11%

PRICE PER SQFT *: \$385

*Leasable sqft & not including basement

Highlights

Intersection	King St S & William St E
Leasable sqft	7,665 sq ft (plus 3,409 sq ft basement)
Acreage	0.101 acres
Zoning	U1-16
Possession	Immediate with tenants
Parking	3 surface spots (one currently used as garbage enclosure)

Features

- Two storey commercial building in the heart of uptown Waterloo
- Fully leased, net leases with a restaurant on the main floor and office space upstairs
- FOB access system
- New roof in 2023
- Concrete & Steel construction
- King St frontage with access off Hughes Lane at the rear
- Below market rents

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KING STREET S, WATERLOO



Walk Score
98

Walker's Paradise

Daily errands do not require a car.

Transit Score
59

Good Transit

Many nearby public transportation options.

Bike Score
97

Biker's Paradise

Daily errands can be accomplished on a bike.

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