



FOR LEASE

136 King Street S, Waterloo

PROPERTY SPECIFICATIONS

Price: **\$35.00/Annual Sq Ft Net**

CAM: **\$9.19**

TAX: **\$8.53**

Availability: **2,953 Sq Ft**

Zoning: **U1-16**

Possession: **Immediate**

PROPERTY HIGHLIGHTS

- Prime retail opportunity in highly sought-after Uptown Waterloo
- 2,953 sq. ft. of bright, modern retail/professional space
- Exceptional street presence with expansive windows and abundant natural light
- Ideal for a wide range of retail and professional uses
- Prominent corner location at King Street South & William Street East
- Outstanding visibility and accessibility in the heart of Uptown

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



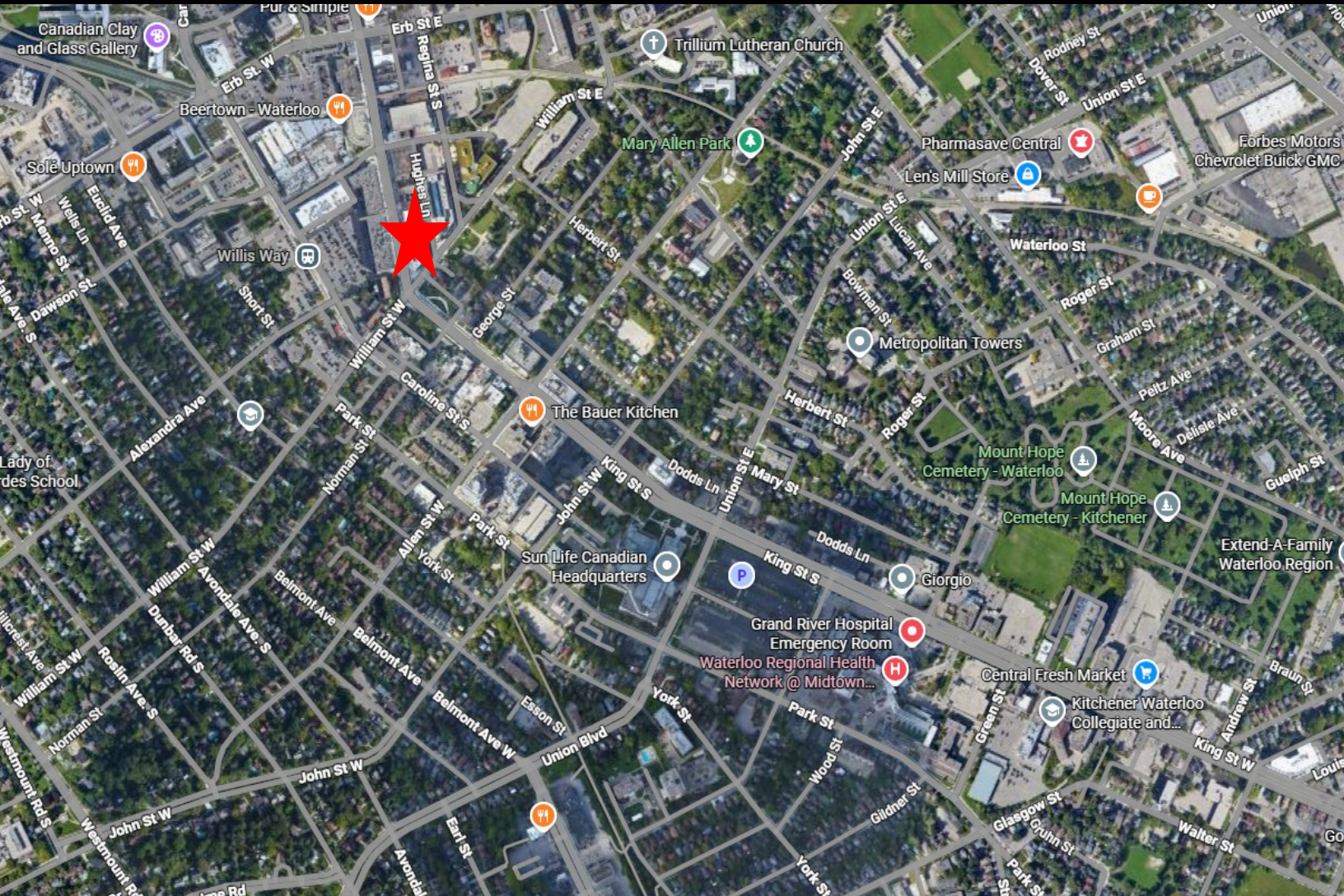
www.coupalmarkou.com

John Markou

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136 King Street S, Waterloo



Walk Score
98

Walker's Paradise

Daily errands do not require a car.

Transit Score
60

Good Transit

Many nearby public transportation options.

Bike Score
96

Biker's Paradise

Daily errands can be accomplished on a bike.

Located in the heart of Uptown Waterloo, this premier retail space is surrounded by vibrant restaurants, boutique shopping, established businesses, and a thriving professional community. Positioned within one of Waterloo Region's most dynamic urban corridors, the property benefits from strong pedestrian traffic, excellent transit connectivity, and close proximity to major tech employers, Wilfrid Laurier University, and the University of Waterloo. A rare opportunity to establish your business in a highly desirable and rapidly growing location.

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