CUSHMAN & WAKEFIELD
Waterloo Region

RETAIL SPACE **FOR LEASE**

258 SUNVIEW ST, UNIT #311
WATERLOO, ON

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FOR LEASE

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PROPERTY FEATURES

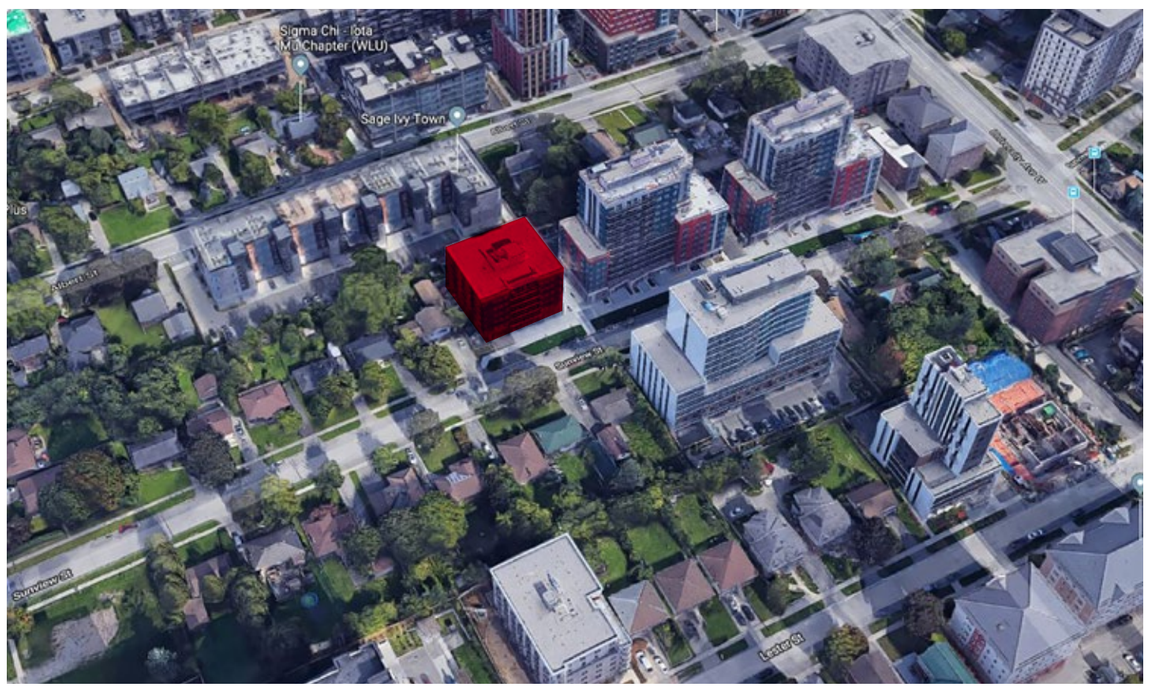
- Excellent main floor retail unit available for lease in a brand new mixed-use condo development in the highly desirable university node of Waterloo
- This affordable space is ideal for an abundance of uses including office, cafe, restaurant, retail and services
- Immediate possession is available
- 3 parking spaces are included with the unit
- Additional rent includes condo fees
- Storage room at the rear of the unit is extra and not included in square footage

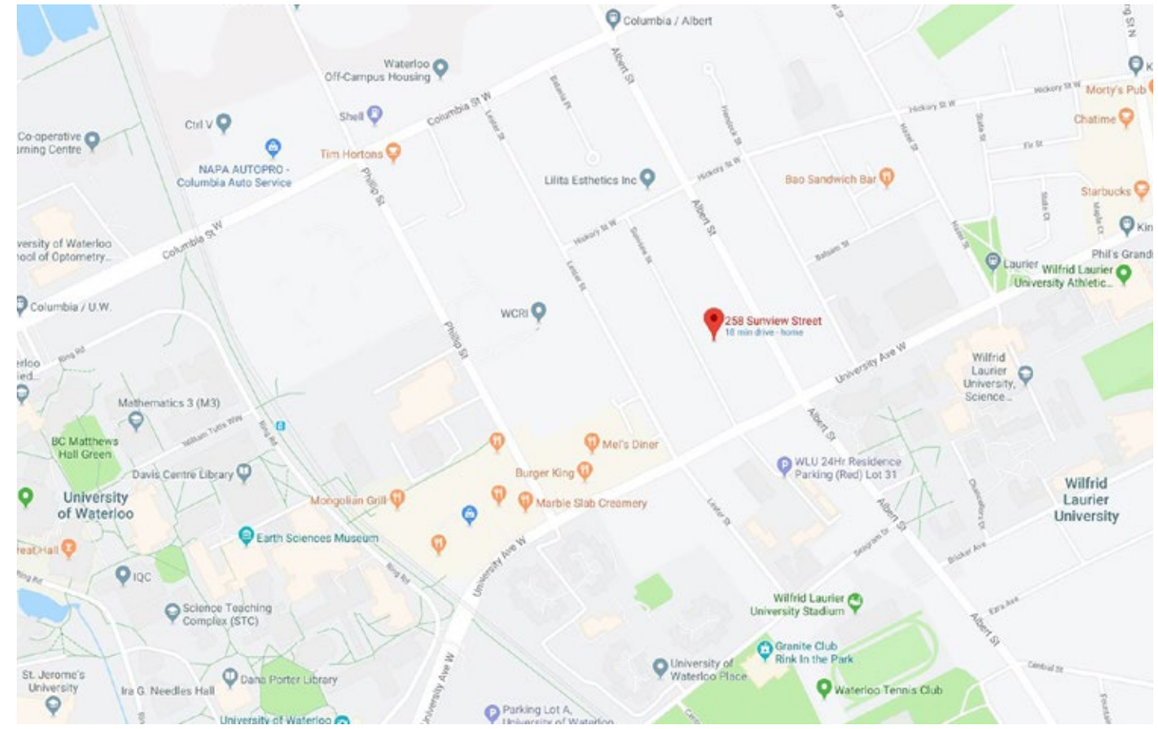
NEIGHBOURHOOD
Beechwood/University

TOTAL DAYTIME POPULATION
289,615.99 (2016)

AVERAGE HOUSEHOLD INCOME
89,058.8 (2016)

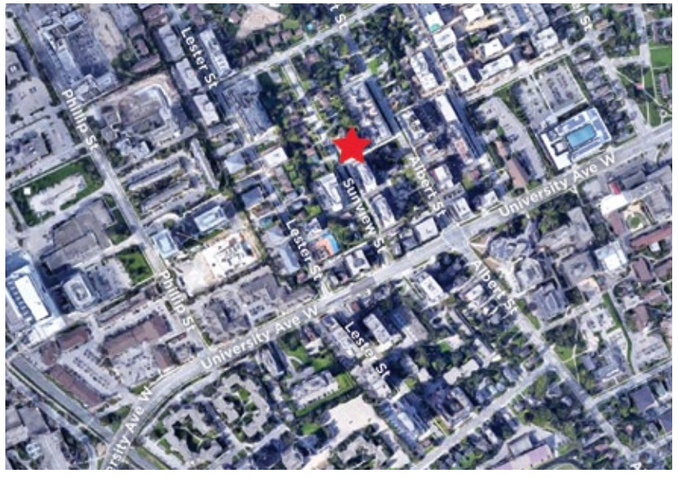
RETAIL TRADE POPULATION
17,988.59 (2016)





PARKING
3 spaces included

CROSS STREETS
North University Ave W
between Albert St
and Lester St



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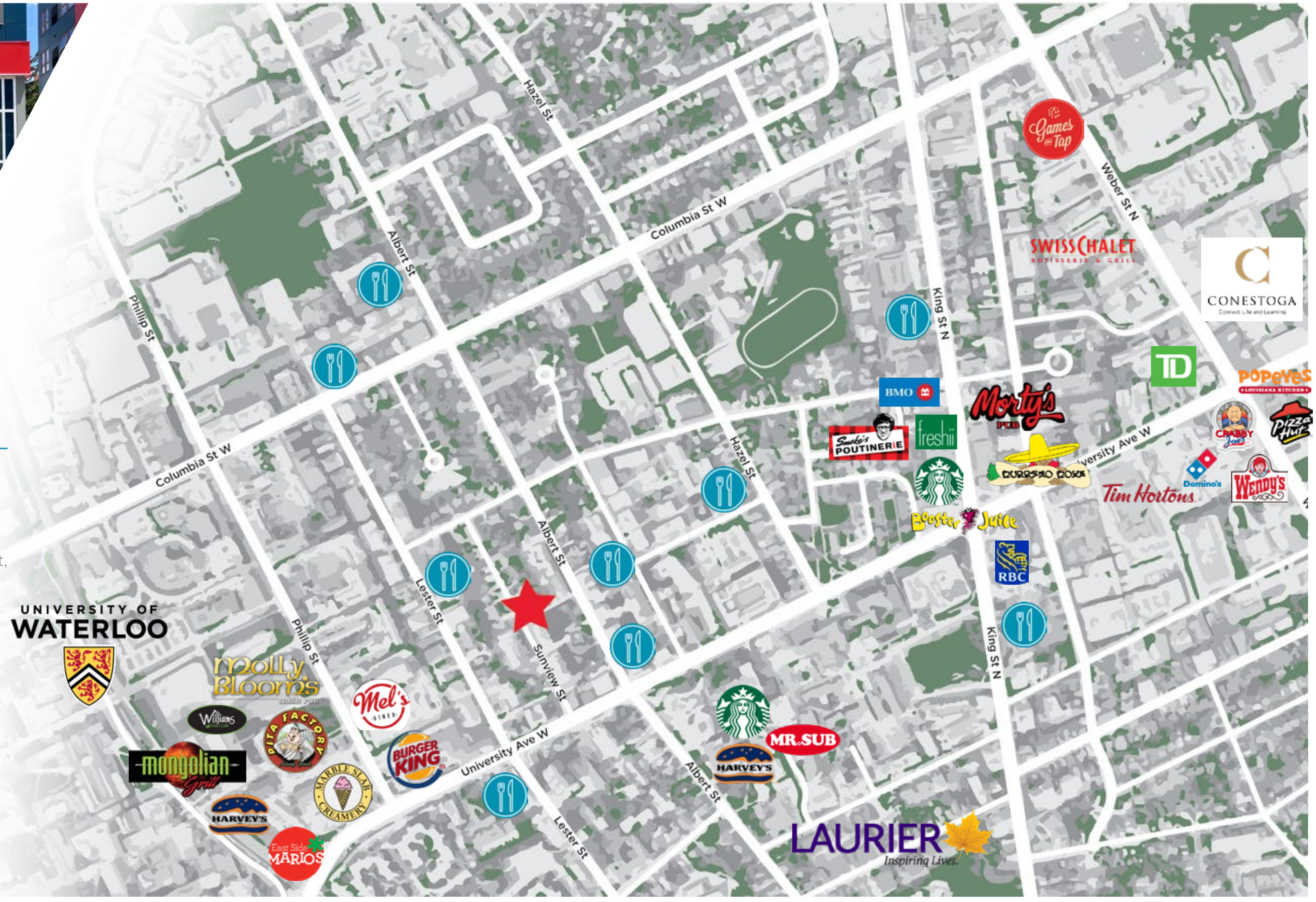
AREA AMENITIES

- Schools in the area include University of Waterloo, Wilfred Laurier and Conestoga College Waterloo Campus
- Close proximity to Expressway 85
- Wine and dine at Morty's Pub, Swiss Chalet, Crabby Joe's, Molly Bloom's Irish Pub, East Side Mario's and the Mongolian Grill
- Go for a coffee break at Tim Horton's, Starbucks, William's Fresh Cafe and many other boutique cafés
- Fast food stops for every kind of craving; sandwiches, burgers, burritos, sushi, pizza, shawarma, ice cream and more!
- Enjoy unique entertainment such as Crossroads Board Game Cafe and Games on Tap
- Use everyday amenities such as banks, gas stations, hotels and fitness clubs
- Use transit with the GRT bus stops, the ION train station and the VIA Rail station



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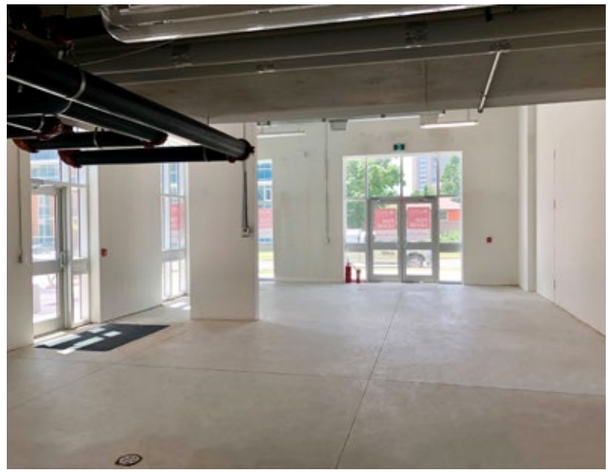

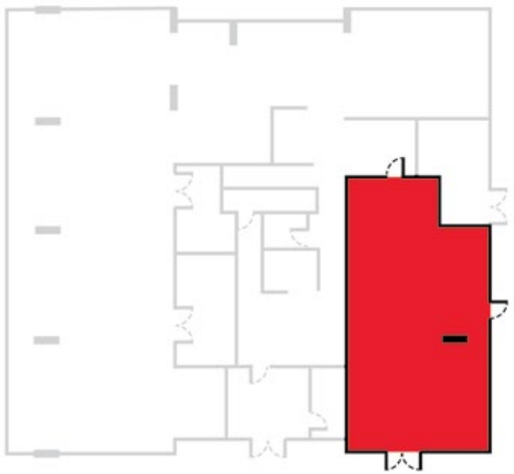

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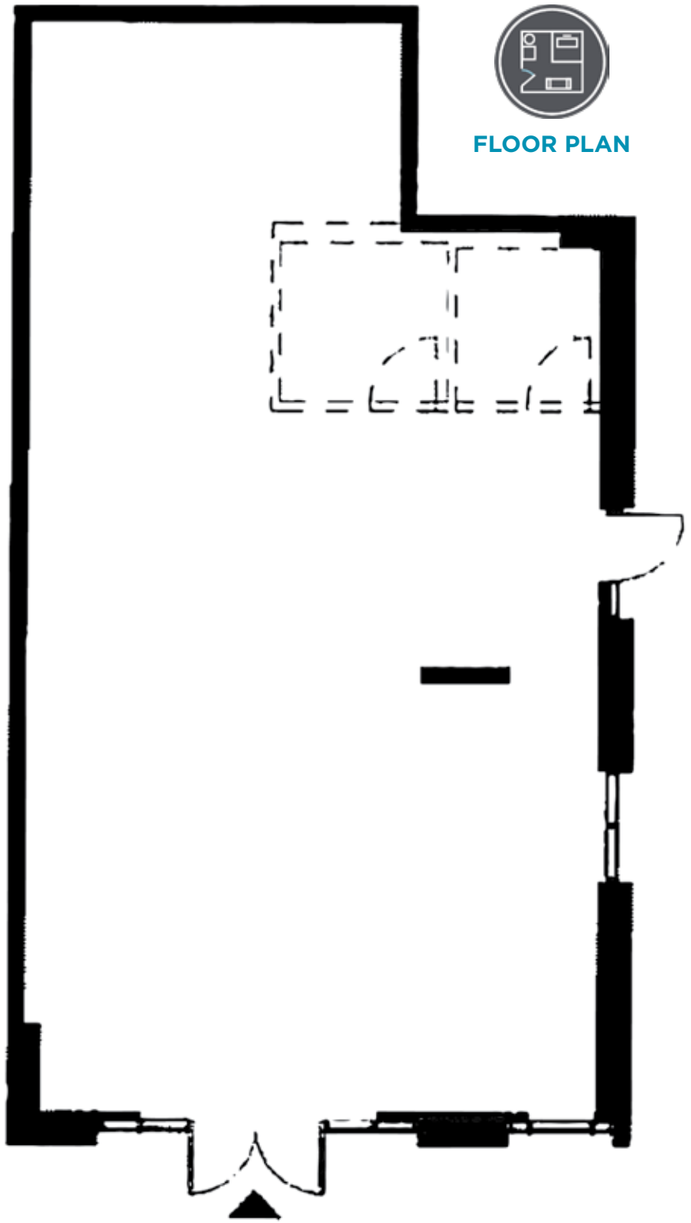
LEASE PRICE
$28.00 PSF Net

TMI
$12.00 PSF
(2019)

SQUARE FOOTAGE
1,145 SF

ZONING
RN-12

FLOOR PLAN



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