CUSHMAN & WAKEFIELD
Waterloo Region

COMMERCIAL CONDO FOR SALE

255 WOOLWICH ST

UNIT 104, WATERLOO, ON

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255 WOOLWICH ST, #104
WATERLOO, ON
FOR SALE

PROPERTY FEATURES

- Unique owner/occupier opportunity in Waterloo on the doorstep to Kiwanis Park and two fast growing neighbourhood communities: River Ridge and Woolwich Estates.
- 850 SF main floor commercial condo that would be ideal for a wide array of uses including cafe, takeout restaurant without exhaust hoods, retail, personal services, office space and more.
- Free parking on site for customers and 2 spaces for the owner of the unit.
- Unit has approx. $60K worth of improvements in place including HVAC, electrical, plumbing rough-ins for washrooms and a kitchen offering an exceptional kickstart and great time savings to a potential owner.

SALE PRICE
$499,000.00

SQUARE FEET
850 SF

ANNUAL TAXES
$5,394.96 (2021)

ZONING
C3

RETAIL LANDSCAPE (*WITHIN 5 KM RADIUS)

- **Restaurants** - 125 (55.3%)
- **Clothing Retailers**- 34 (15.0%)
- **Coffee Shops** - 32 (14.2%)
- **Banks** - 24 (10.6%)
- **Grocery Stores** - 11 (4.9%)

TOTAL POPULATION	DAYTIME POPULATION	AVERAGE HOUSEHOLD INCOME
80,794*	117,224*	$89,030*

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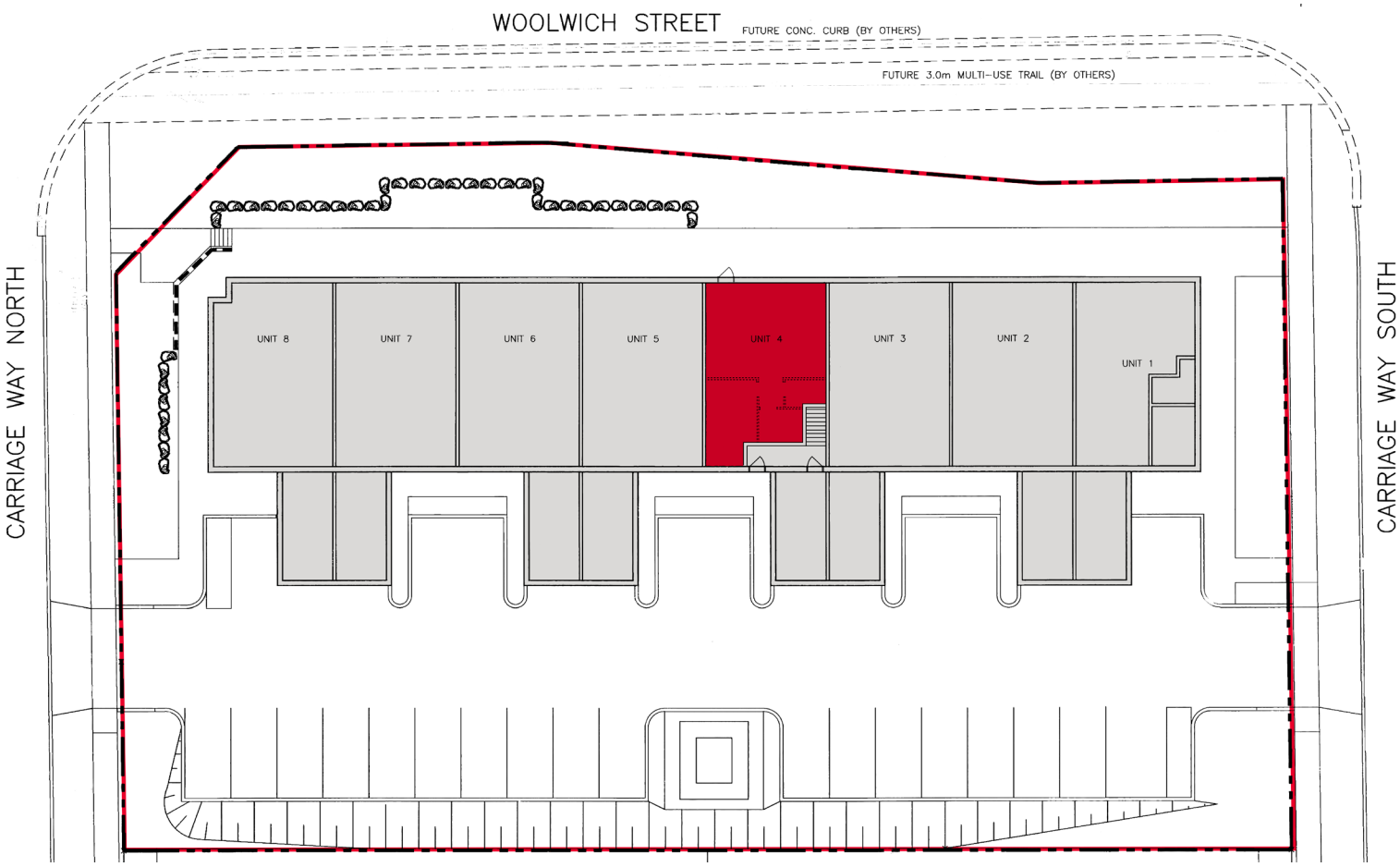

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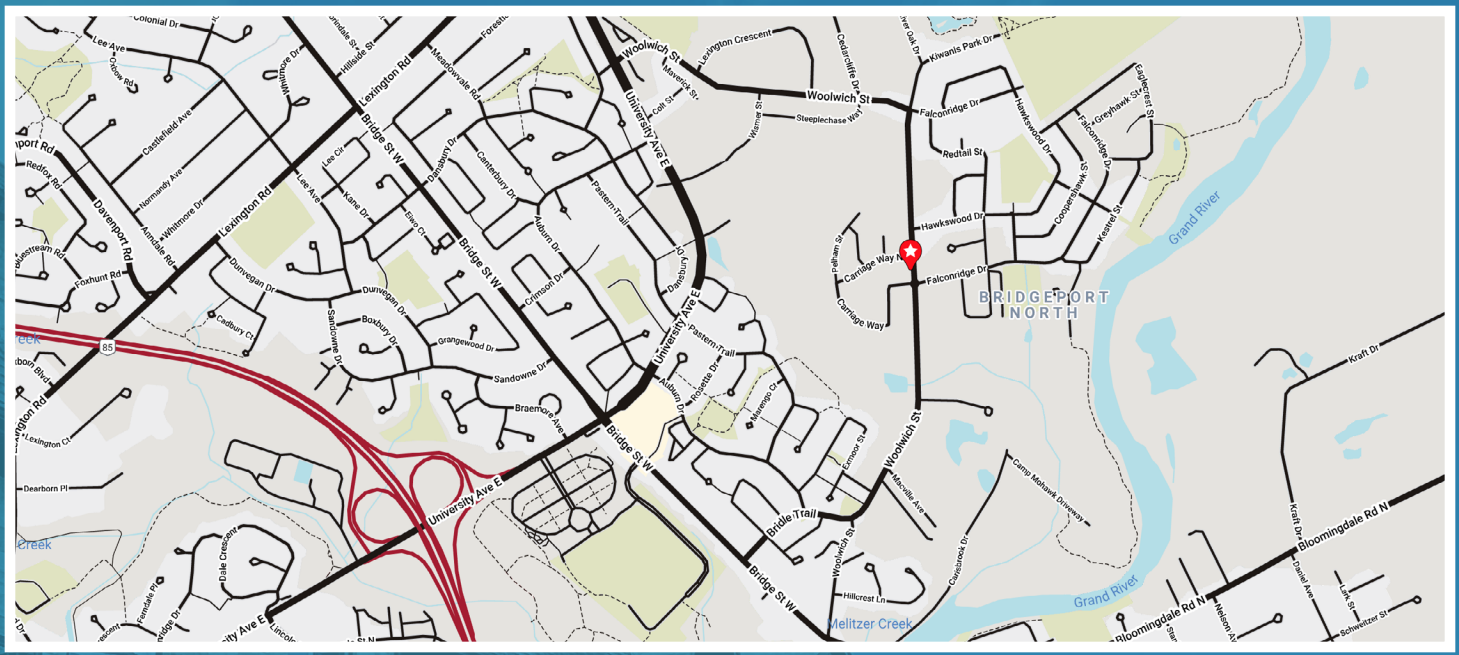

For more information, please contact:

Ryan Kaitting
Sales Representative, Vice President
+1 519 804 4339
ryan.kaitting@cushwakewr.com

Cushman & Wakefield Waterloo Region Ltd., Brokerage
4295 King Street East, Suite 401
Kitchener, ON N2P 0C6
Phone: 519-585-2200 | Fax: 519-650-5250
cushwakewr.com

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