

FOR SALE



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INVESTMENT OPPORTUNITY

410 HESPELER ROAD, CAMBRIDGE, ON



LOCATED ON BUSY HESPELER RD

HIGH PROFILE COMMERCIAL PLAZA IN THE HEART OF CAMBRIDGE.

The Opportunity

Excellent investment opportunity in the heart of Cambridge. Great location and visibility on main arterial road.

- Located across from the Cambridge Mall
- High traffic location on busy Hespeler Road
- Short distance to Highway 401
- Tenants include Cambridge Smiles Dentistry & Hakim Optical.

Property Details

Legal Description:	Lt 26 Rcp 1376 Cambridge; Cambridge
Building Size:	10,426 SF
Acreage:	.766 acres
Lot Frontage:	110 FT
Lot Depth:	324 FT
Zoning:	C4
Taxes:	\$68,952.77 (2023)
Sale price:	\$4,300,000

Land Use Designation

The City of Cambridge has designated this subject property as a C4 Commercial Zone. The list details some, but not all permitted uses in this zone.

- any establishment or premises in which goods, produce or merchandise are held and offered for sale directly to the consumer or user at retail as the principal activity of the establishment.
- a business and professional office
- the office, dispensary, surgery or clinic of a doctor, dentist, chiropractor, osteopath, chiropodist, optometrist, etc
- a bank or trust company office
- a food services establishment
- a commercial school, a private school or studio

Demographics



Population

A population of 139,510
A predicted population of 176,000 by 2031



Labour Pool

A consumer market of over 500,000 people live and work in the region, with a labour pool of over 296,000.



Average Household Income

\$ 116,821



Number of Households

51,909





**CUSHMAN &
WAKEFIELD**
Waterloo Region

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Contact Us

Phone

M 1 416 859 1583
D 1 519 804 4394

E-mail

ryszard.witulski@cushwakewr.com

Location

Cushman & Wakefield Waterloo
Region Ltd., Brokerage
4295 King Street East, Suite 401
Kitchener, ON, N2P 0C6 | Canada

Contact

Ryszard Witulski
Sales Representative

