



**CUSHMAN &
WAKEFIELD**
Waterloo Region



For Sale

Industrial Condo

160 Frobisher Drive, Unit 6,
Waterloo



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DETAILS

Rare Industrial Condo

Incredibly rare Waterloo industrial condo for sale. 160 Frobisher Drive is located in the Northland Business Park and is ideally situated near the major traffic artery of the Conestoga Parkway and Northfield Drive. The prime North-Waterloo location has a combination of readily accessible transit (LRT and GRT) and ample neighborhood amenities including big box retail, large shopping mall, restaurants. Freshly painted office and well maintained. Condominium complex is self managed by the condo units' owners.

TOTAL AVAILABLE SIZE	1,291 SF
ADDITIONAL MEZZANINE	400 SF
CEILING HEIGHT	14'
BAY DOOR	10' X 12'
ZONING	E3-27
OCCUPANCY	Immediate
TAXES	\$4,863.45 (2023)
CONDO FEES	\$412.52/ Monthly (2023)
SALE PRICE	\$448,000

ZONING

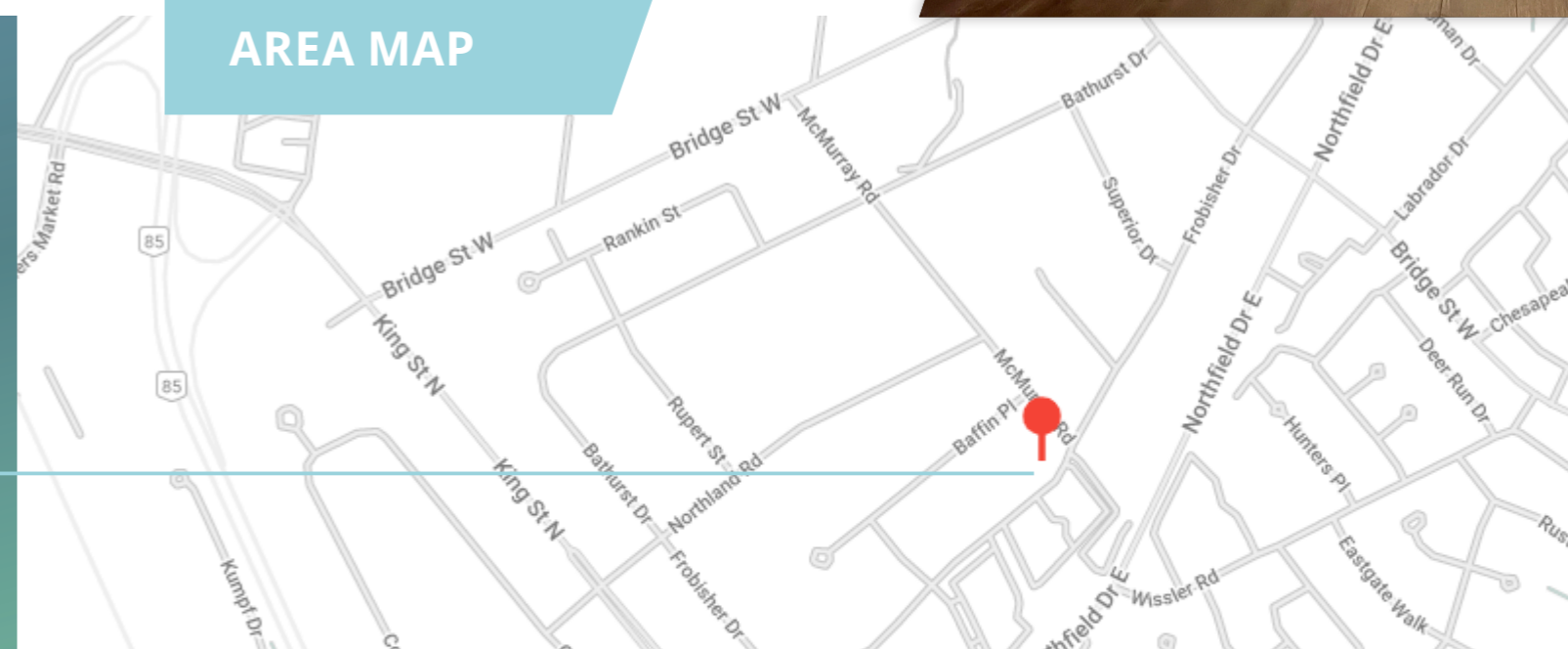
- Advanced Tech
- Artist Studio (Class B)
- Automobile Service Centre
- Business Incubator
- Communication Production
- Custom Service Shop
- Data Centre
- Dry Cleaning And Laundry Facility
- Food And Beverage Manufacturing Industry
- Government Use
- Industrial Assembly
- Industrial Manufacturing
- Industrial Processing

Flexible Industrial (E3) Zone

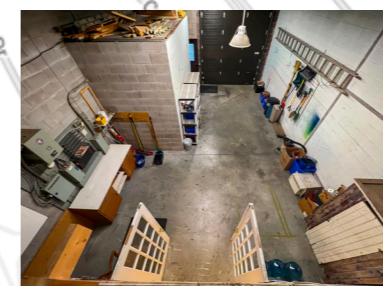
- Industrial Or Construction Equipment Supplier (Sales Or Rental)
- Laboratory
- Microbrewery
- Office
- Parking Facility (Restricted To Structured Parking)
- Pet Services (Class B)
- Pharmaceutical Industry
- Printing Establishment
- Tech Office
- Training Facility
- Truck Depot
- Veterinary Hospital
- Warehouse (No Retail)



AREA MAP



Location






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