

**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

# COMMERCIAL RETAIL FOR SALE OR LEASE



**3 WATERLOO STREET  
NEW HAMBURG, ON**

### PROPERTY FEATURES

- Ideal opportunity in New Hamburg to purchase or lease.
- The property provides 5,730 SF over 2 floors and abundant on-site parking.
- The property is tenanted by multiple healthcare professionals with potential to extend the current lease or owner can occupy part of all of the building. .
- The property features 2 main floor entrances and a 2nd floor unit.
- Z6 zoning permits retail or wholesale commercial establishments (excluding motor vehicle or farm machinery sales), Offices, Financials Establishments, Service Clubs, Hotels, Commercial Trade Schools, Restaurants, Clinics, Veterinary Service, Commercial Entertainment and Recreation and Barber Shops.
- For more information, please inquire with listing



**Sale Price**  
\$1,099,000.00



**Lease Price**  
\$20.00/PSF  
Gross



**Space Available**  
5,730 SF



**ZONING**  
Z6



**Take a 3D  
Virtual Tour!**



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**RETAIL LANDSCAPE (\*WITHIN 3 KM RADIUS)**

- Restaurants
- Banks
- Coffee Shops
- Clothing Retailers
- Grocery Stores

TOTAL  
POPULATION

8,550\*

DAYTIME  
POPULATION

4,753\*

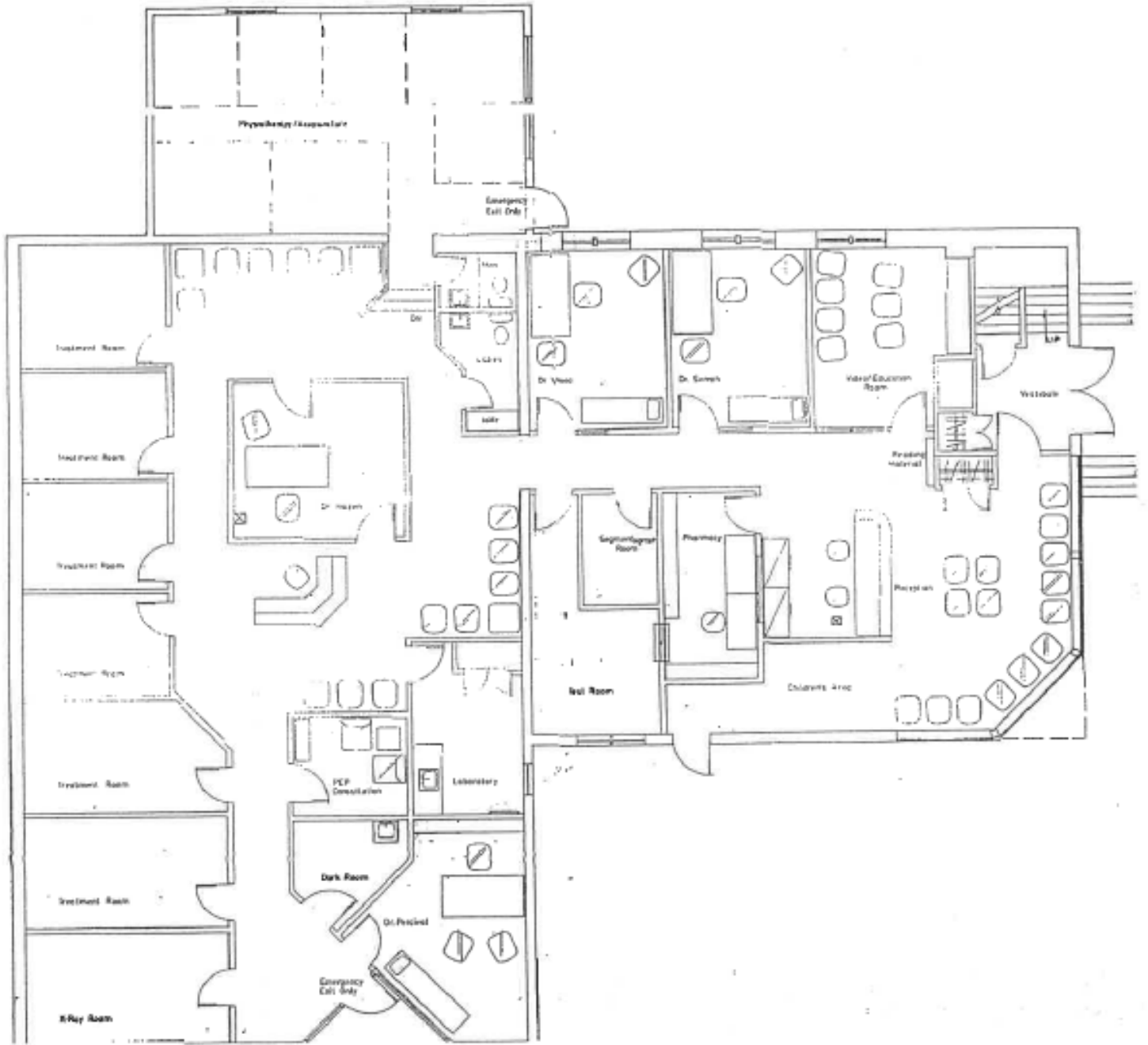
TRAFFIC  
COUNT

7,532+  
VEHICLES/DAY





# GROUND FLOOR PLAN

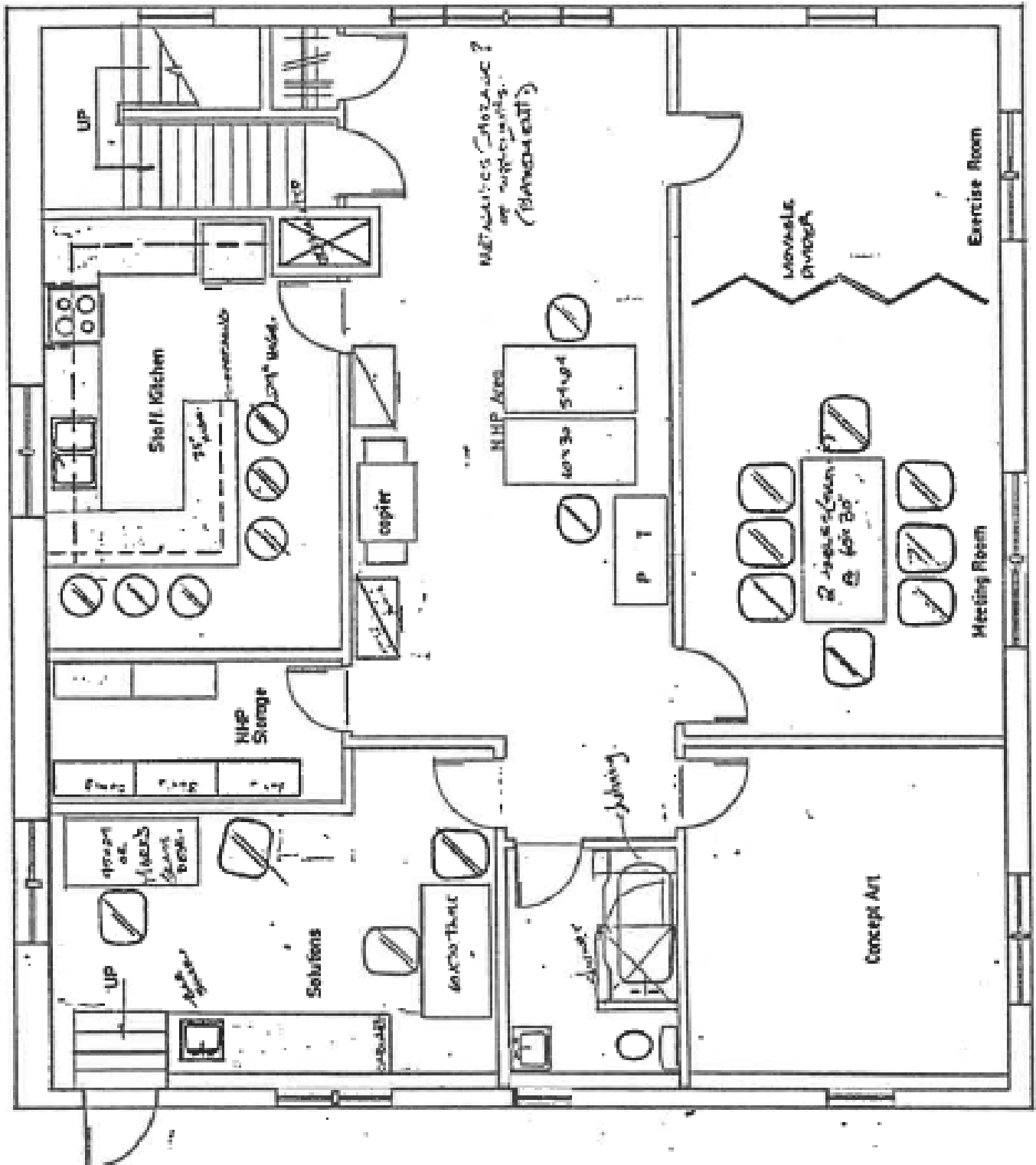




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# UPSTAIRS FLOOR PLAN





**CUSHMAN &  
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For more information, please contact:

**Ian Cattrysse**

Sales Representative , Associate Vice President

+1 519 804 4345

[ian.cattrysse@cushwakewr.com](mailto:ian.cattrysse@cushwakewr.com)

David Jongerden

Sales Representative

+1 519 438 9125

[david.jongerden@cushwakeswo.com](mailto:david.jongerden@cushwakeswo.com)

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**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](http://cushwakewr.com)

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