

# 505 CONESTOGO ROAD

Waterloo, ON

*±46,880 SF Multi-Tenant Industrial Building*



SIGNIFICANT UPSIDE ON RENT | UNMATCHED HIGHWAY EXPOSURE

# The Offering

CBRE Southern Ontario Investment Team is pleased to present for sale 505 Conestogo Road West (the “Property” or the “Site”), a ±46,880 SF multi-tenant investment opportunity in the established Northland Business Park of Waterloo.

The Site is located on the southeast side of Conestogo Road West, south of the Northfield Drive West and Conestoga Parkway interchange, boasting frontage, access and visibility along Conestogo Road West and significant exposure to traffic which flows along the Conestoga Parkway.

The Property comprises 16 units, presently occupied by 5 commercial tenants, all paying rents substantially below the prevailing market rates. This offering represents a compelling investment opportunity for potential investors to realize rental income growth through significant upside on rent.



## Offering Highlights



Quality Tenants



Significant Upside on Rent



Attractive Market



Exceptional Traffic & Exposure

# Site Overview

Lot Size ±3.0 Acres

Frontage Conestogo Road West: 256 ft

Depth 564 ft

Building Size ±46,880 SF

Coverage Ratio 37%

Number of Units 16 Units

Parking 120 Spaces

Clear Height 16 ft

Loading Drive-in Door: 1  
Truck Level: 10



# Building Details

Foundation

Poured Concrete

Exterior Walls

Steel Frame and Masonry Block with  
Upper Metal Siding

Interior & Parition  
Walls

Concrete Block with Drywall Partitions  
and Dropped Acoustic Tile Ceiling Areas

Roof

Flat Metal Deck Roof with Tar and Gravel  
Covering

Heat

Suspended Gas Fired Blower Furnaces  
(each unit has the ability to be separately  
metered for hydro and gas utlties)

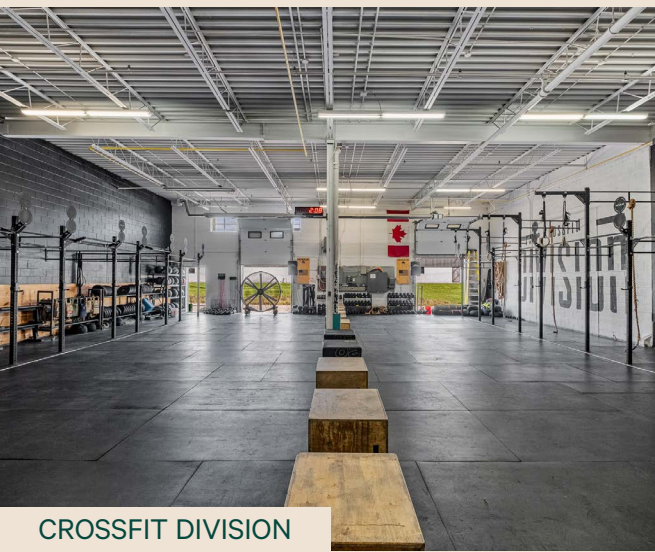
Access

Two Ashplated Driveway Accesses from  
Conestogo Road West

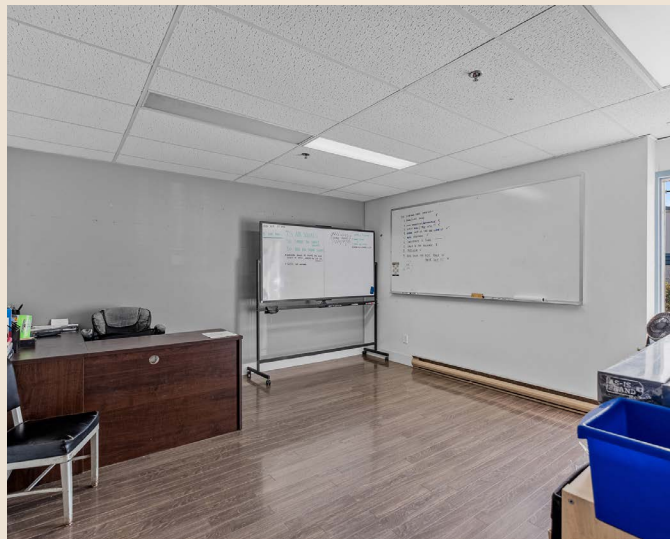
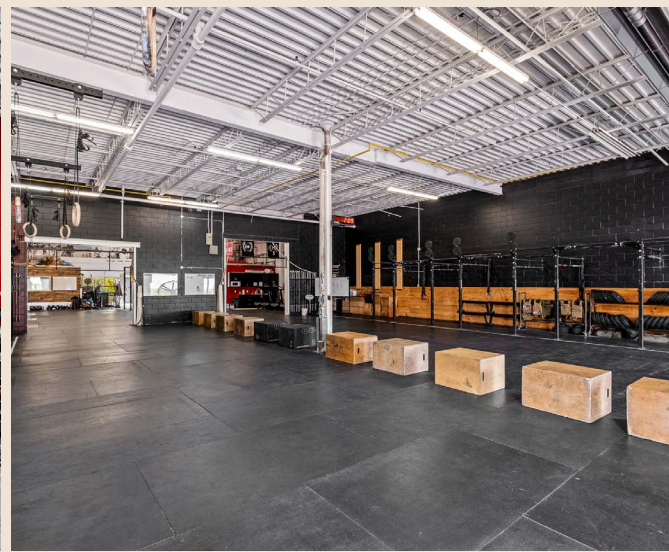
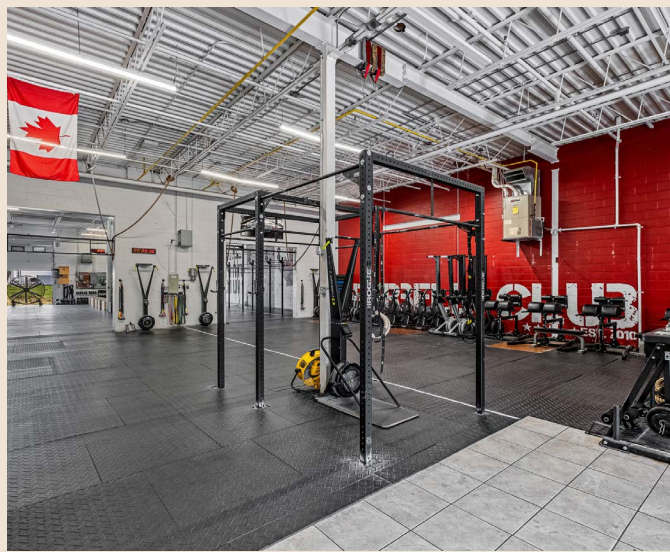




VP CONSTRUCTION KW INC.

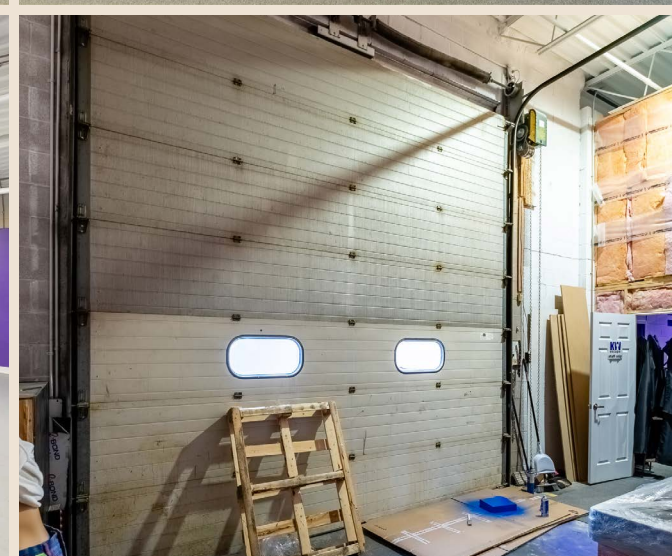
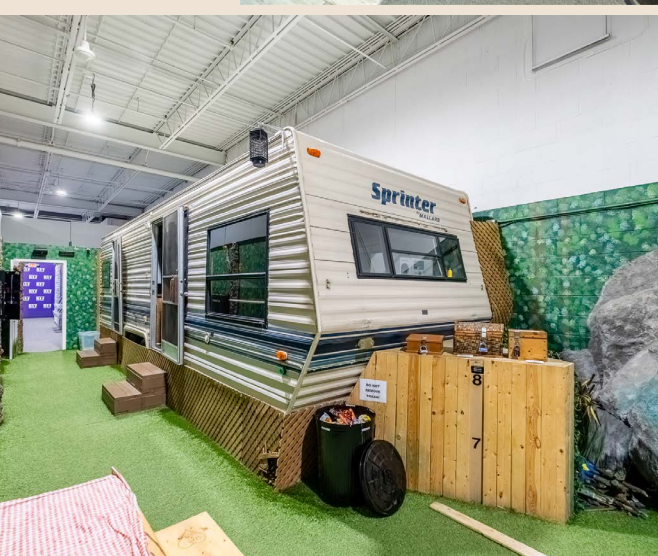


CROSSFIT DIVISION

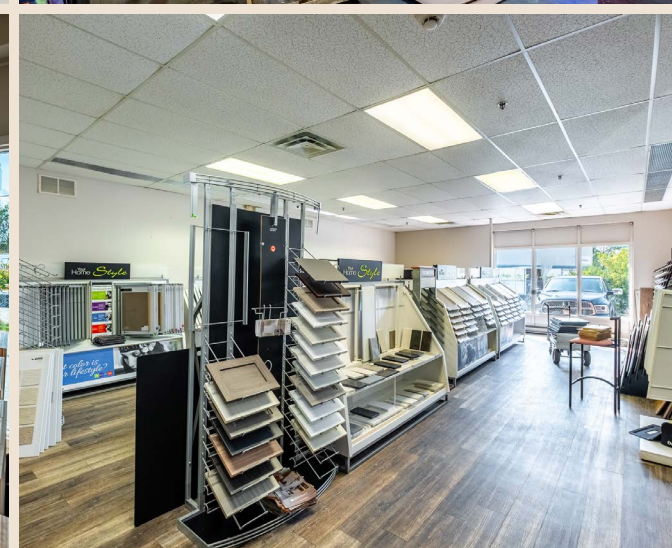




KW ESCAPE



RIVERSIDE MILLWORK GROUP







WALMART



MARKET SPORTS

KRAUS FLOORING - WATERLOO SHIPPING

BEER STORE



STAPLES



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Tim Hortons

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HOMESENSE

CONESTOGA STATION

NORTHFIELD DR W

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DOLLARAMA

CIBC

Wendy's

KELSEYS ROADHOUSE



LAND-ROVER

KING ST-N

RIVERSIDE MILLWORK GROUP

CROSS HEATING & AIR CONDITIONING LTD.

DOTZERT CT

KITCHENER DOWNTOWN DRIVE: 9.3 KM | 12 MIN

HIGHWAY 85

GUELPH DRIVE: 31.7 KM | 34 MIN



DOWNTOWN KITCHENER



BECHTEL PARK NATURAL AREA (MTO)

GUELPH  
DRIVE: 31.7 KM | 34 MIN

ConestogaMall  
Live life.



KING ST N

BAUER PL

ServiceOntario

FORWELL TRAIL/  
WATERLOO

Manulife

CROSS HEATING & AIR  
CONDITIONING LTD.

RIVERSIDE MILLWORK GROUP

WATERLOO NORTH  
HYDRO H.M. SCHEIFELE TS

DOWNTOWN  
KITCHENER



WESTMOUNT GOLF &  
COUNTRY CLUB



ST. DAVID CATHOLIC  
SECONDARY SCHOOL

SUGARBUSH PARK



SCHOONER SELF STORAGE

KITCHENER DOWNTOWN  
DRIVE: 9.3 KM | 12 MIN

HIGHWAY 85

WEBER ST N

CONESTOGO ROAD

GREY SILO GOLF CLUB

ANNDAL PARK

CONESTOGA STATION



## Contact Us

### **Joe Benninger\* CCIM**

Vice President  
+1 519 340 2323  
joe.benninger@cbre.com

### **Conor Eardley\***

Sales Representative  
+1 519 286 2004  
conor.eardley@cbre.com

### **Martin Cote\***

Vice President  
+1 519 340 2317  
martin.cote@cbre.com

### **James Craig\***

Vice President  
+1 519 340 2330  
james.craig2@cbre.com

CBRE Limited, Brokerage | 72 Victoria Street S, Suite 200 | Kitchener, ON | N2G 4Y9 | \*\*Broker \*Sales Representative

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