

Coupal Markou

Commercial Real Estate Inc., Brokerage

For Sale



CENTURY WAREHOUSE MID-TOWN

57 MOORE AVENUE, KITCHENER

CENTURY WAREHOUSE MID-TOWN

PROPERTY DESCRIPTION

SIZE: 4,500 SQ FT WAREHOUSE + 2,000 SQ FT MEZZANINE

LOCATION: BETWEEN DOWNTOWN KITCHENER AND UPTOWN WATERLOO, JUST OFF KING ST W

ORIGINAL USE: BUILT FOR BF GOODRICH TO STORE MODEL-T TIRES

USE POTENTIAL: FLEXIBLE LAYOUT IDEAL FOR WAREHOUSE, STUDIO, CREATIVE OFFICE, OR ADAPTIVE-REUSE CONVERSION

CEILING HEIGHT & POWER: 13'6" CLEAR | POWER: 200 AMPS

OPPORTUNITY: RARE MID-TOWN SITE COMBINING HISTORY, VERSATILITY, AND REDEVELOPMENT UPSIDE

ZONING: SGA-1

OFFERING PRICE: \$1,395,000

ADDITIONAL 1,750 SQ FT WITH 4 GARAGES AND LOFT OPTIONAL DEMOLITION COULD CREATE UP TO 10 PARKING SPACES



OPPORTUNITY
FOR 10 PARKING
SPOTS



12' X 12'
DRIVE UP



FRONTAGE
41.88 FT



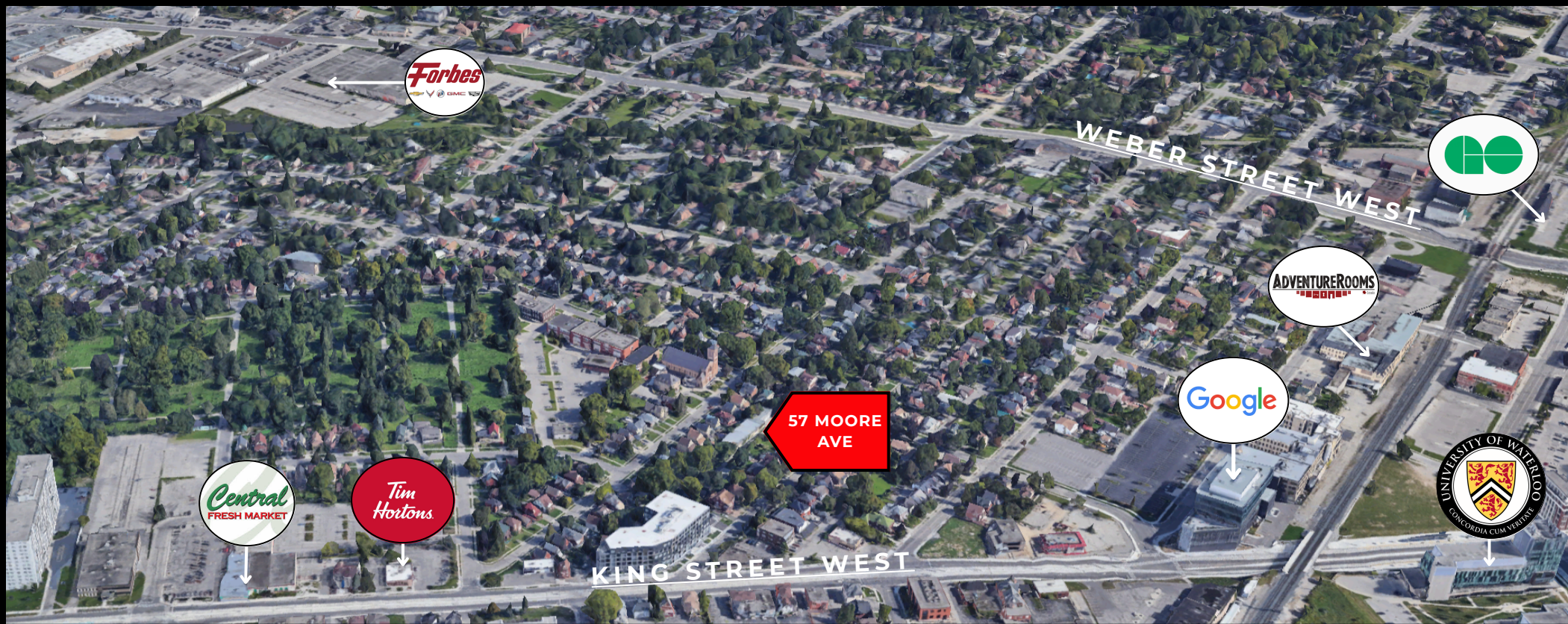
DEPTH
203.06 FT



6 MINUTES
TO HWY 7/8



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CAMBRIDGE....23.3 KM

MILTON.....60.1 KM

HAMILTON.....69.8 KM

MISSISSAUGA...88.8 KM

TORONTO.....111 KM

LONDON.....114 KM

SARNIA BORDER....212.2 KM

WINDSOR BORDER..290.3 KM

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