



**CUSHMAN &
WAKEFIELD**
Waterloo Region

**1,180 SF RETAIL SPACE
FOR LEASE**



1601 Victoria Street North

Suite C204, Kitchener, ON

PROPERTY FEATURES

- Street level retail space
- Newly renovated unit
- Great exposure in a high traffic location on Victoria Street North (Highway 7)
- Building signage available with drive-up parking to the unit.
- 6 dedicated parking spaces with additional common spaces available
- Building is well maintained and managed by the owner
- TMI includes all utilities
- Many employee amenities nearby
- COM-3 (Arterial Commercial) zoning permits a variety of uses including artisan's establishment, commercial entertainment, commercial school, convenience retail, craftsperson shop, tradesperson/contractor establishment, warehouse and more



Lease Price
\$25.00 PSF Net



TMI
\$6.00 PSF (2024)



Space Available
1,180 SF



ZONING
COM-2



INTERIOR PHOTOS





**CUSHMAN &
WAKEFIELD**
Waterloo Region



For more information, please contact:

Paul Zuzan
Sales Representative
519 240 0037
paul.zuzan@cushwakewr.com

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

Cushman & Wakefield Waterloo Region Ltd. copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.