



# FOR SALE

## 200 BATHURST DRIVE WATERLOO, ON.

CHAD RITZER

Sales Representative

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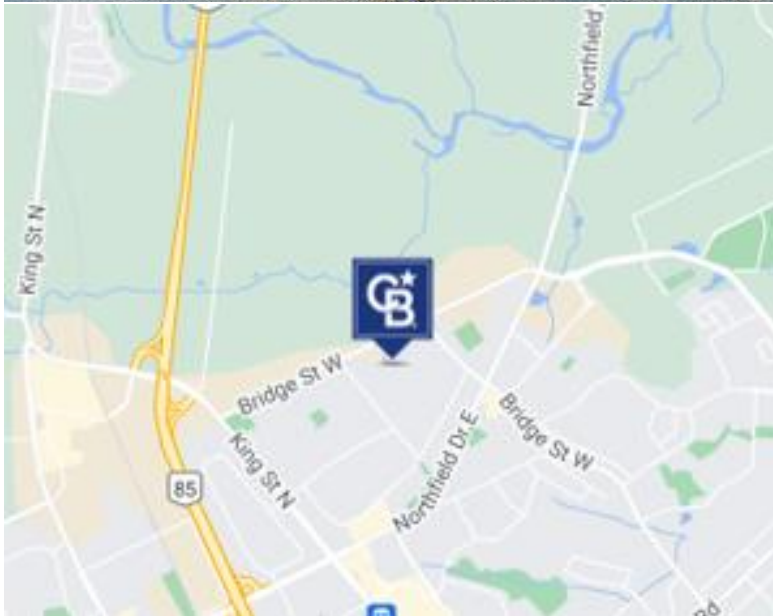
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**PETER BENNINGER  
REALTY, BROKERAGE**



# PROPERTY DETAILS

200 BATHURST DRIVE,  
WATERLOO, ON.



ASKING PRICE	<b>REDUCED!</b> <del>\$7,400,000.00</del> \$7,200,000.00
TAXES	\$74,563.00 (2023)
BUILDING SIZE	22,230 (+/-) SQUARE FEET TOTAL
OFFICE	18,230 (+/-) SQUARE FEET
BREWERY	4,000 (+/-) SQUARE FEET
LOT SIZE	2.076 ACRES
CEILING HEIGHT	22'
LOADING	2 - (14X12) DRIVE IN DOORS 1 - (8X10) TRUCK LEVEL DOOR
BUILDING POWER	600 VOLTS/ 200 AMPS
PARKING	73 SPACES - ONSITE

Explore an exceptional opportunity in the Northland Business Park in Waterloo, with this well maintained office/industrial building boasting one acre of additional land and numerous upgrades. It also boasts unparalleled outdoor amenities and scenic views overlooking a tranquil pond. There's also an abundance of employee parking on-site. The Seller is also prepared to offer a vendor take-back mortgage and the option to lease back a portion of the building or provide vacant possession. Zoning permits a wide range of uses, and its convenient access to Highway 85 and Highway 401 adds to its appeal. Please contact the listing agent with any questions or to set up a property tour.

[VIEW PROPERTY PHOTOS](#)

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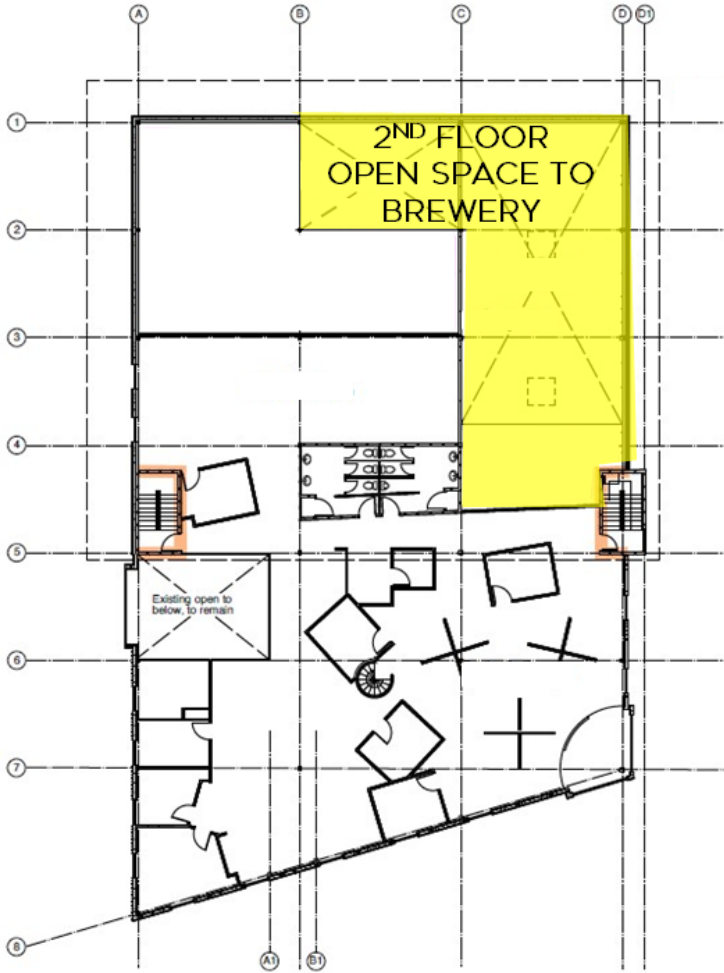
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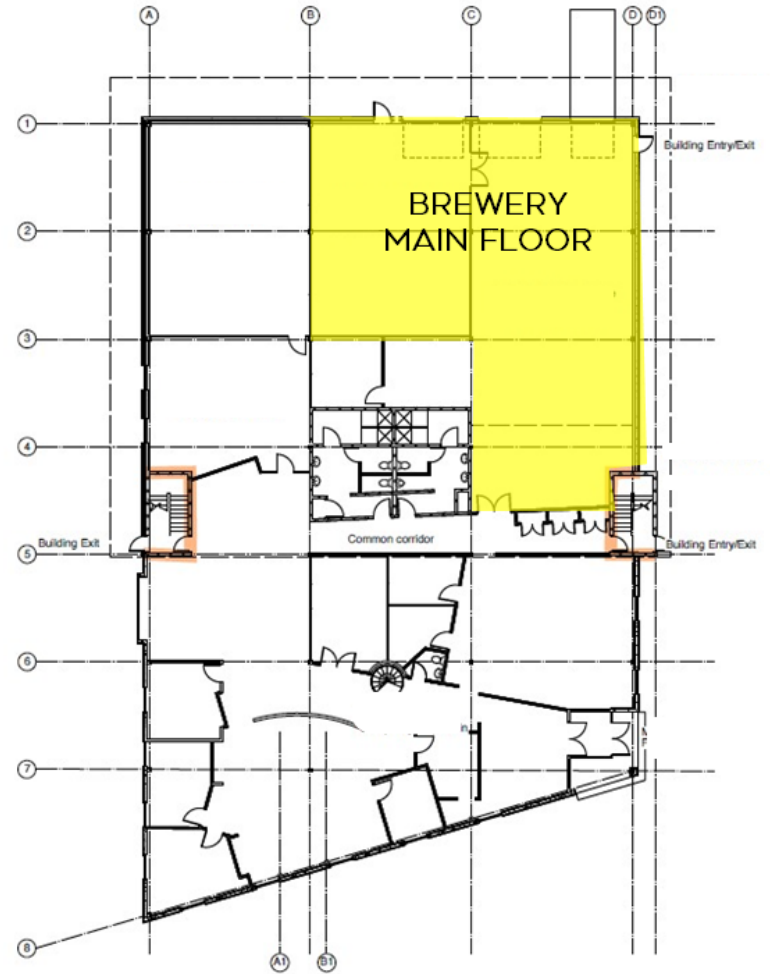
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## INDUSTRIAL BUILDING

- Measures approximately 22,230 square feet
- Built in 1999 (Geowarehouse)
- Part 1-storey and part 2 – storey
- Foundation- poured concrete
- Construction – steel frame
- Exterior wall cladding – corrugated sheet metal and stucco’
- Roof – tar and gravel
- Second floor primarily consists of open office space, (12) private offices, gym, kitchenette, storage room, men’s washroom, and women’s washroom
  - 20’ x 27’ space is open to main floor below
  - (2) stairwells up to second floor as well a third spiral staircase
- Main floor
  - Office portion
    - primarily consists of: (4) private offices, conference room, lunchroom with kitchen, game room, employee breakroom, (3) storage rooms, utility room, 2-piece bathroom, men’s bathroom, women’s bathroom (each with showers)
  - Warehouse/industrial space
    - Primarily consists of: reception area, dining area, bar area, retail area, kitchen, office, and storage room
    - 8’ x 10’ loading dock
    - (2) 12’ x 14’ grade level, overhead doors
    - Tube heaters
  - Finishes
    - Flooring- carpet, vinyl tile, ceramic tile, vinyl, epoxy
    - Walls – drywall, concrete block
    - Ceiling- suspended tile & exposed metal frame
  - (9) rooftop HVAC units, natural gas
  - Water heater tanks
  - (1) electrical meter
  - (1) water meter
  - (1) natural gas meter
  - Water softener
  - Sprinkler system



2 Existing Second Floor Key Plan  
A201 1:200



1 Existing Ground Floor Key Plan  
A201 1:200



# EXTERIOR PHOTOS

200 BATHURST DRIVE,  
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# BREWERY PHOTOS | MAIN FLOOR

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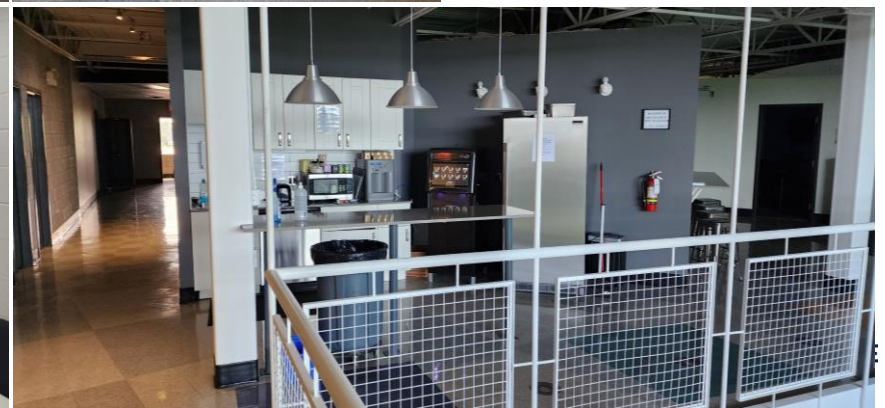
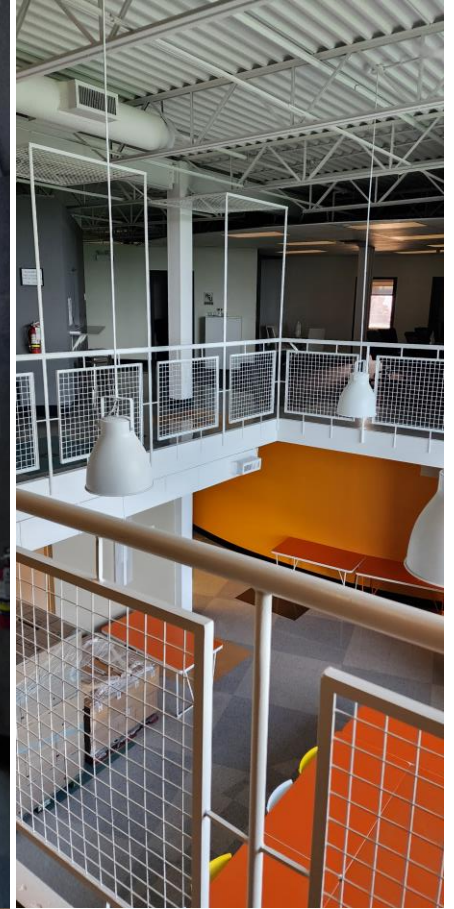
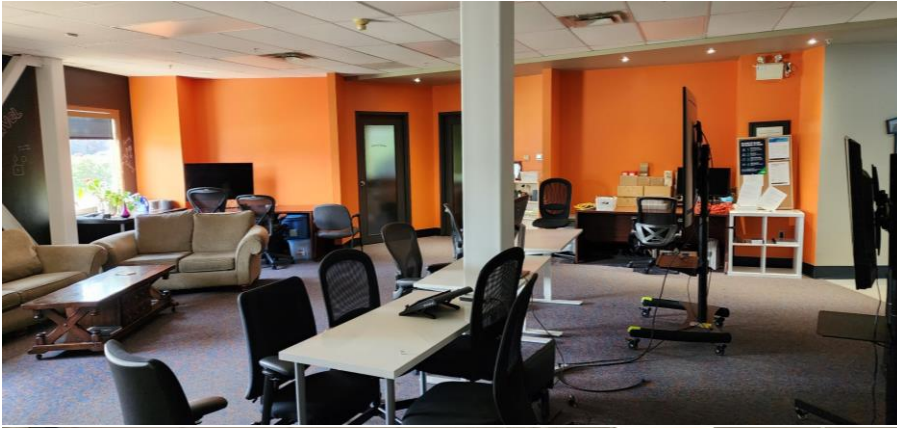
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# INTERIOR PHOTOS | OFFICE

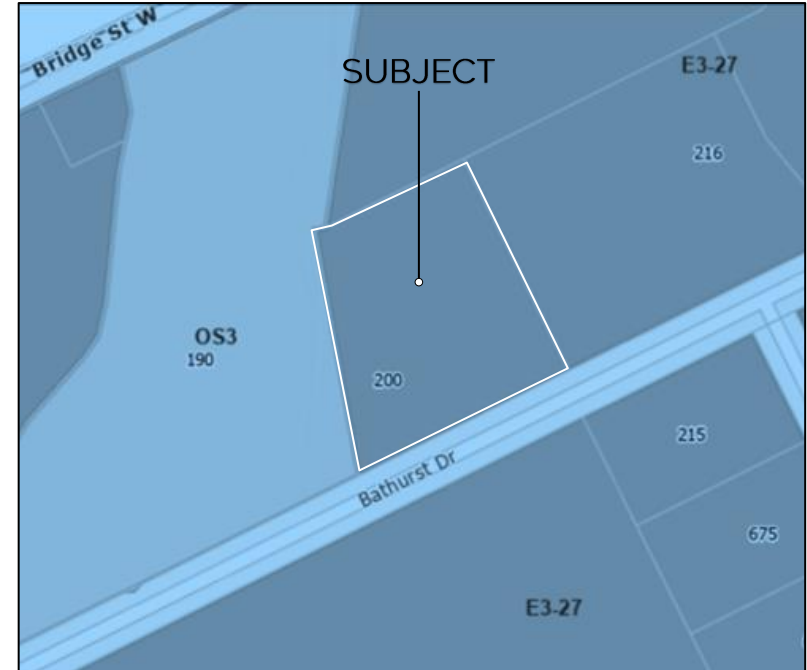
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## FLEXIBLE INDUSTRIAL (E3) ZONE

### PRIMARY USES:

- 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
- 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)
- WHOLESALER (NO RETAIL)



### COMPLEMENTARY USES:

- COMMERCIAL SERVICE
- MAKERSPACE (CLASS A AND CLASS B)
- TRANSPORTATION SERVICE

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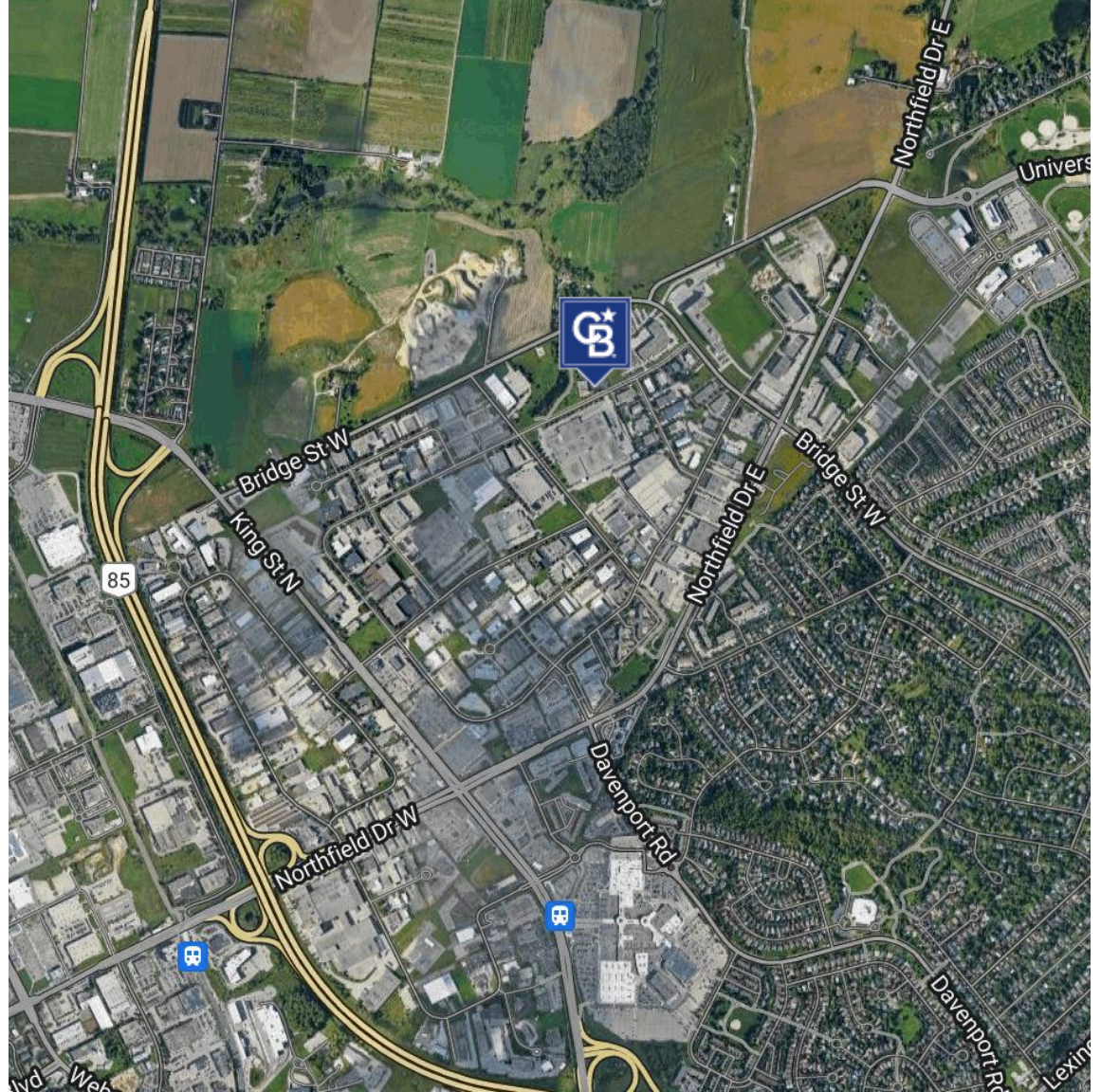
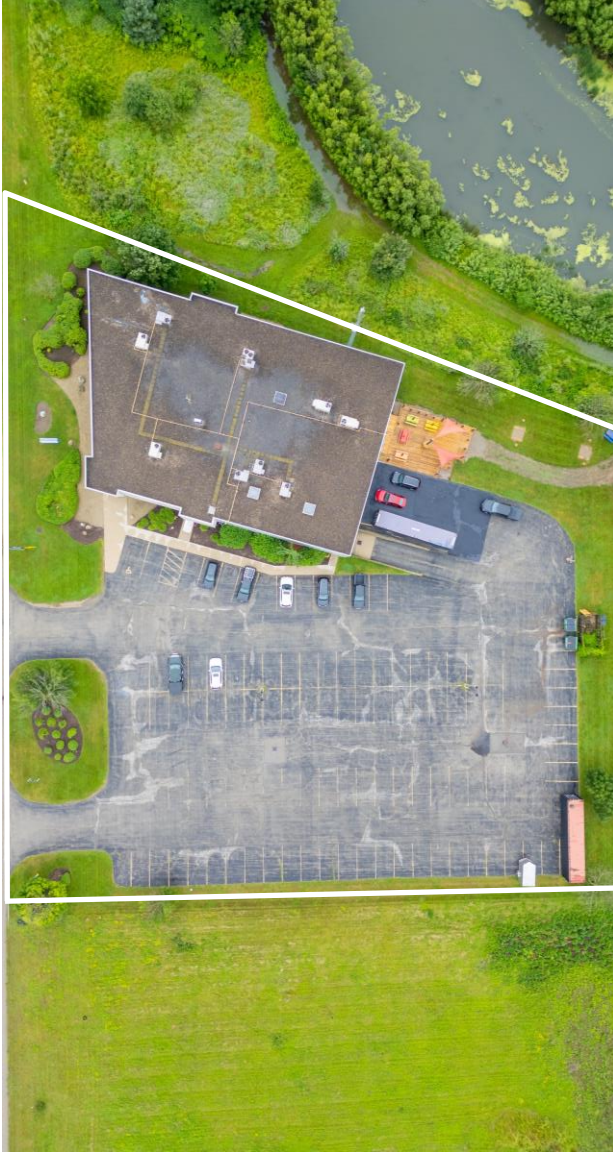
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# PROPERTY LOCATION

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