



700 Strasburg Road

Kitchener, ON

Freestanding drive thru sublease
available



**CUSHMAN &
WAKEFIELD**
Waterloo Region

WELCOME TO 700 STRASBURG ROAD

EXPLORE A REMARKABLE SUBLICENSE

opportunity in Kitchener, offering prime freestanding retail space spanning 3,521 sq. ft. This accessible building features large windows that flood the space with natural light, creating an inviting atmosphere. Immediate possession is available, providing convenience for your business needs. Join prestigious tenants in the sought-after Strasburg Plaza, including Shoppers Drug Mart, Planet Fitness, and No Frills, and benefit from the steady flow of foot traffic. The location boasts excellent visibility and ample parking, including a drive-thru option, ensuring a seamless shopping experience for customers. Zoned MIX-3 and with a sublease expiry on December 31, 2033, this opportunity offers stability and potential for your business growth.



Details

SIZE 3,521 sf

NET RENT \$18.47 psf

ADDITIONAL RENT \$14.17 (est 2023)

SUBLICENSE EXPIRY: December 31, 2033

AVAILABILITY Immediate

ZONING: MIX-3 (Mixed Use)

Restrictive Covenants

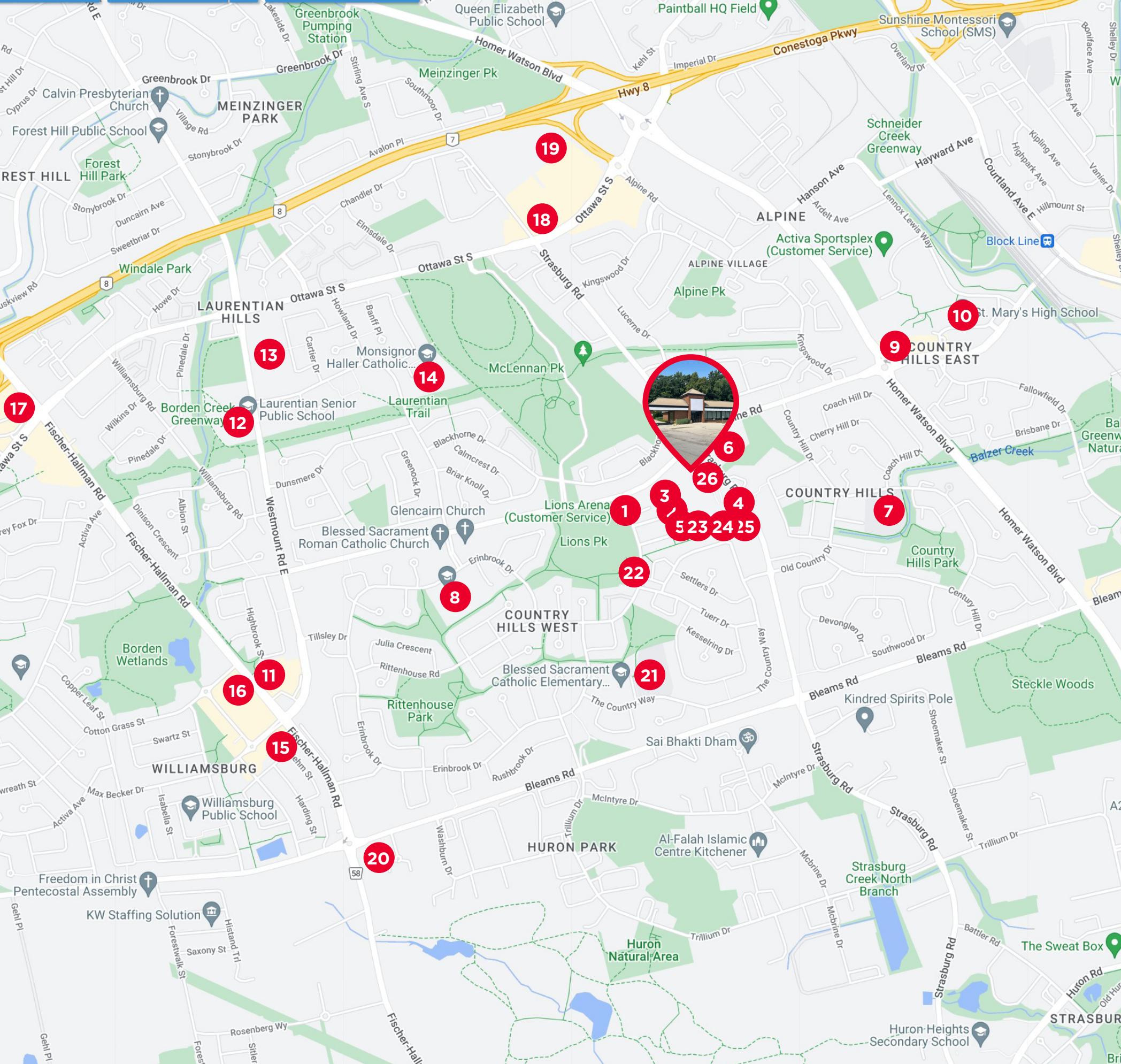
- Beauty salon
- Chiropractor office
- Children's retail store
- Convenience store
- Dollar store
- Grocer
- Haircutting
- Medical practice specializing in sports medicine
- Pet food / pet supply store
- Retail pharmacy
- Sale and service of insurance products

NEIGHBOURHOOD OVERVIEW

Discover a thriving property for your business in this prime sublease opportunity in Kitchener. Situated just minutes away from Highway #7, with a convenient distance of 1.9 km (5 min), this location offers excellent accessibility to both local customers and those traveling from outside the immediate area. You'll find a wealth of amenities in close proximity, making it convenient for both your employees and clientele. Don't miss the chance to position your business in this vibrant area with easy access to major transportation routes and a range of essential services.

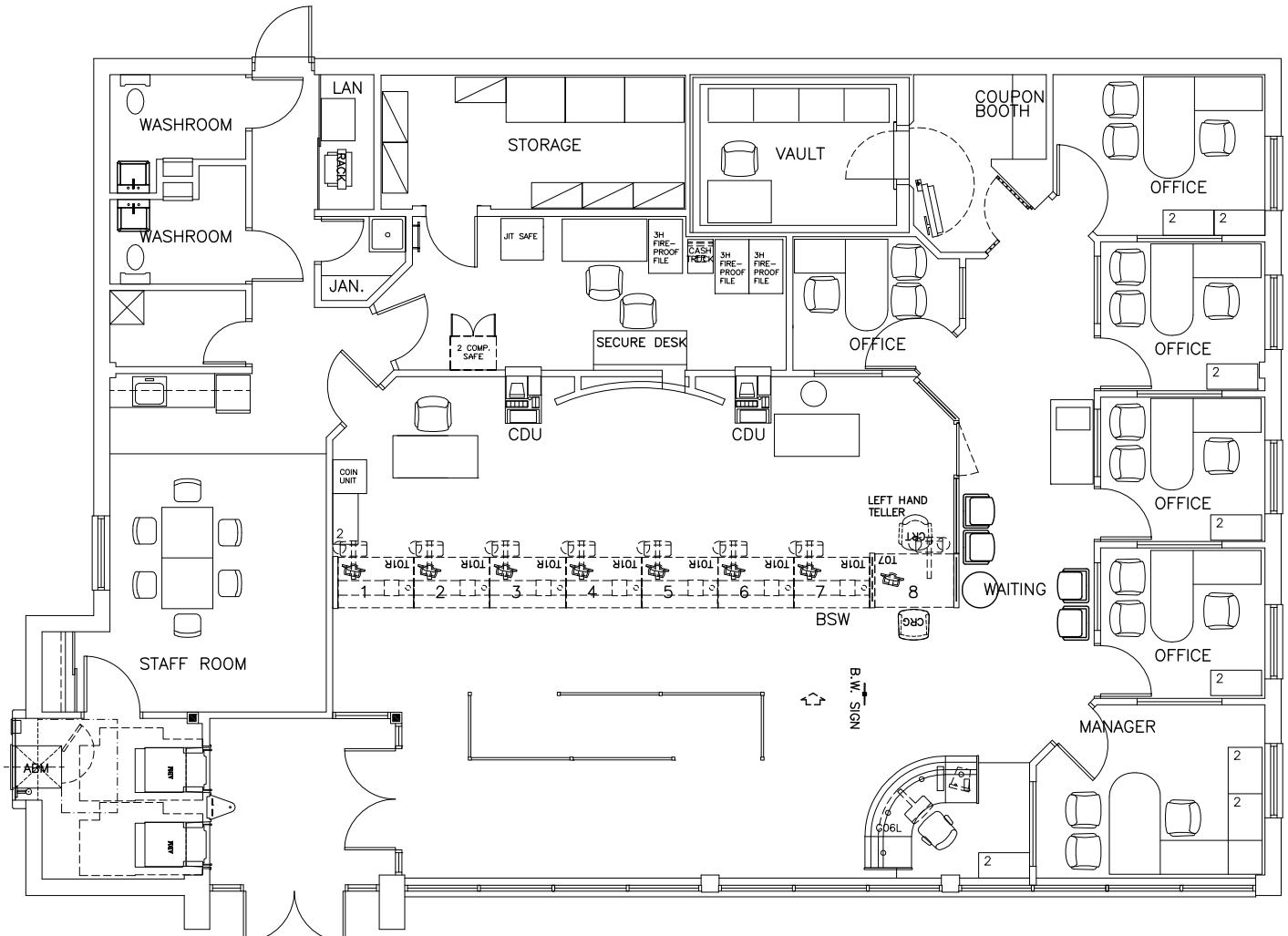
Neighbourhood Amenities

- 1. Lions Arena
- 2. Dollar Tree
- 3. NoFrills
- 4. Shoppers Drug Mart
- 5. Planet Fitness
- 6. Esso
- 7. Country Hills Public School
- 8. Glencairn Public School
- 9. Tim Hortons
- 10. St. Mary's High School
- 11. Starbucks
- 12. Laurentian Senior Public School
- 13. FreshCo
- 14. Monsignor Haller Catholic Elementary School
- 15. McDonald's
- 16. Sobeys
- 17. Canadian Tire
- 18. Zehrs
- 19. Staples
- 20. Food Basics
- 21. Elementary School Catholic Cardinal-Leger
- 22. Country Hills Community Centre
- 23. The Co-operators
- 24. First Choice Hair Cutters
- 25. Once Upon a Child
- 26. Mary Browns



Floor Plan

3,521 sf





Waterloo Region

4295 King Street East, Suite 401
Kitchener, ON N2P 0C6 | Canada

BENJAMIN BACH*

Vice President

+1 519 804 4341

benjamin.bach@cushwakewr.com

FRASER VRENJAK*

Senior Vice President

+1 519 804 4355

fraser.vrenjak@cushwakewr.com

BOB VRENJAK*

Senior Vice President

+1 519 804 4354

bob.vrenjak@cushwakewr.com

©2023 Cushman & Wakefield Waterloo Region Ltd. Brokerage. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS 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). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. *Sales Representative **Broker