

STUNNING MODERN DESIGN BUILDING

~ 100 VICTORIA STREET SOUTH, UNIT A, KITCHENER ~

Commute to **Downtown Kitchener**

🚗 1 min 🚌 4 min 🚲 1 min 🚶 6 min

Walk Score
92

Walker's Paradise

Daily errands do not require a car.

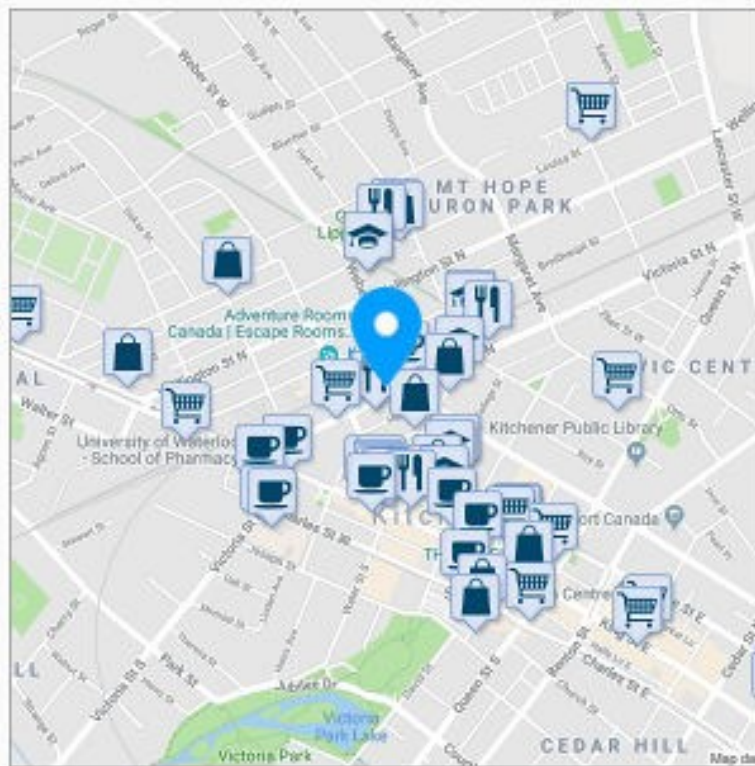
Transit Score
65

Good Transit

Many nearby public transportation options.

Bike Score
75

Very Bikeable



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**NEW
REDUCED
SALE PRICE**

Matt Dickson
Sales Representative
matt@coupalmarkou.com
519-742-7000 x 104

Michael Conrad
Sales Representative
mike@coupalmarkou.com
519-742-7000 x 105

**COUPAL MARKOU COMMERCIAL
REAL ESTATE INC.**
150 KING STREET SOUTH
WATERLOO, ON N2J 1P6
OFFICE 519-742-7000
FAX 519-742-7070

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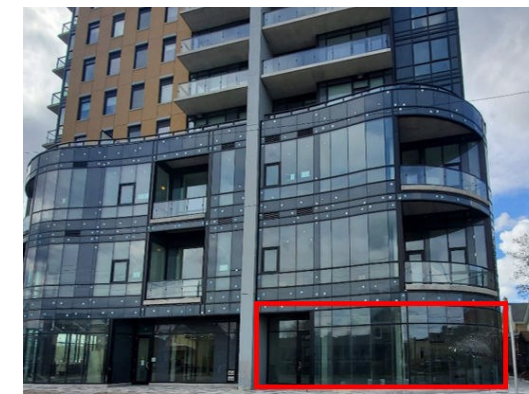


2,508 SQ FT COMMERCIAL/RETAIL SPACE FOR SALE OR LEASE



KEY FEATURES

- * Located on Victoria Street South, between King Street West and Park Street
- * Main floor commercial/retail
- * Ideal for retail/office/restaurant in the heart of downtown Kitchener
- * Phase One of Four phases is now complete with occupancy in the residential tower - 700+ residential units and 140,000 sq ft of office
- * Commercial units include underground floating parking
- *Negotiable*
- * Units finished to shell state with Sprinklers/ Power and HVAC
- * CAM's include HVAC and water
- ~ *Electricity separately metered*
- * D-6 zoning allows many



AVAILABILITY 2,508 SQ FT	CONDO FEES \$1,618.98/month	PROPERTY TAXES \$10,232.52/2023	SALE PRICE \$999,900
	ZONING D-6	ADDITIONAL RENT \$13.00/SQ FT	LEASE RATE \$24.00/SQ FT NET

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