

66 Weber Street East

Kitchener, ON

For Lease - Brand new restaurant/retail
space with patio availability



WELCOME TO CIVIC 66

INTRODUCING A REMARKABLE RESTAURANT/retail space for lease in a highly-sought after location! This newly built, 2,800 SF space presents an exciting opportunity to establish your culinary business, with the potential to demise the space to two units of 1,238 SF and 1,689 SF. Situated on the ground floor of an 11-storey rental apartment building, Civic 66, consisting of 170+ units, this space benefits from a captive audience of residents and a steady flow of potential customers. The dining experience can extend beyond the indoor space with a generous 650 SF patio, perfect for al fresco dining and creating an inviting ambiance. Located close by the new Courthouse, Conestoga College, Centre in the Square, new police station, and downtown employees.



Details

SIZE	2,800 sf with 650 sf patio. Potential to demise to 2 units of 1,238 SF and 1,689 SF
NET RENT	\$27.00 psf
ADDITIONAL RENT	\$12.00 (est 2024)
TERM	5-10 years
AVAILABILITY	Immediate

Highlights

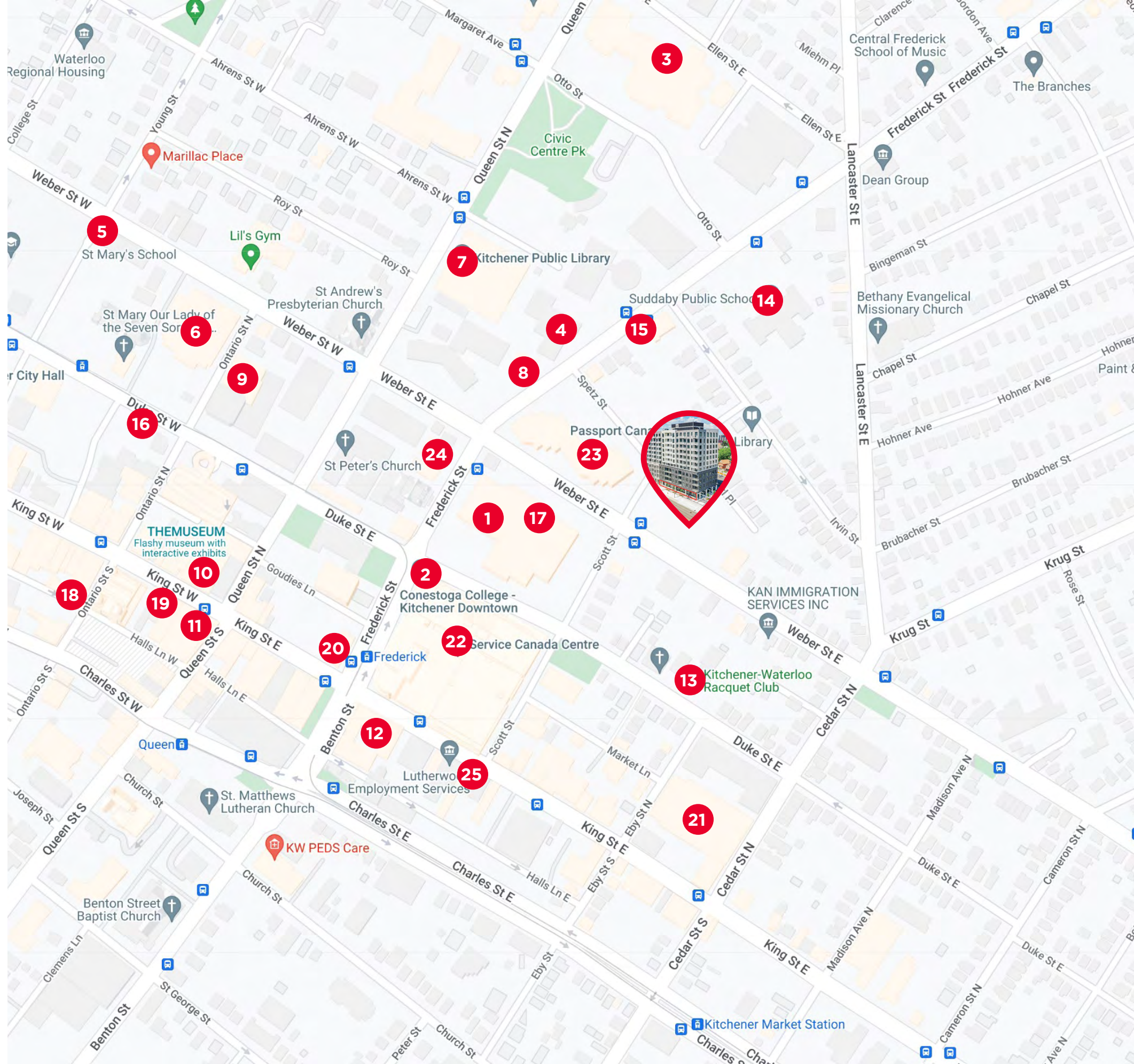
- 2,800 sf with 650 sf patio; can be demised to 2 units of 1,238 SF and 1,689 SF
- Located on ground floor of an 11-storey rental apartment building with 170+ units
- Situated minutes away from the Region of Waterloo Courthouse, Conestoga College Downtown campus, Centre in the Square, new police station, and downtown employees
- Conveniently located on public transit route and two blocks from LRT stop
- Space is currently ready for tenant improvements

NEIGHBOURHOOD OVERVIEW

STRATEGICALLY LOCATED WITHIN MINUTES OF THE Region of Waterloo Courthouse, Conestoga College Downtown campus, Centre in the Square, the new police station, and numerous major businesses, this area draws a diverse clientele, ensuring a vibrant customer base. Moreover, the property is conveniently situated on a public transit route and is merely two blocks from an LRT stop, maximizing accessibility for both residents and visitors.

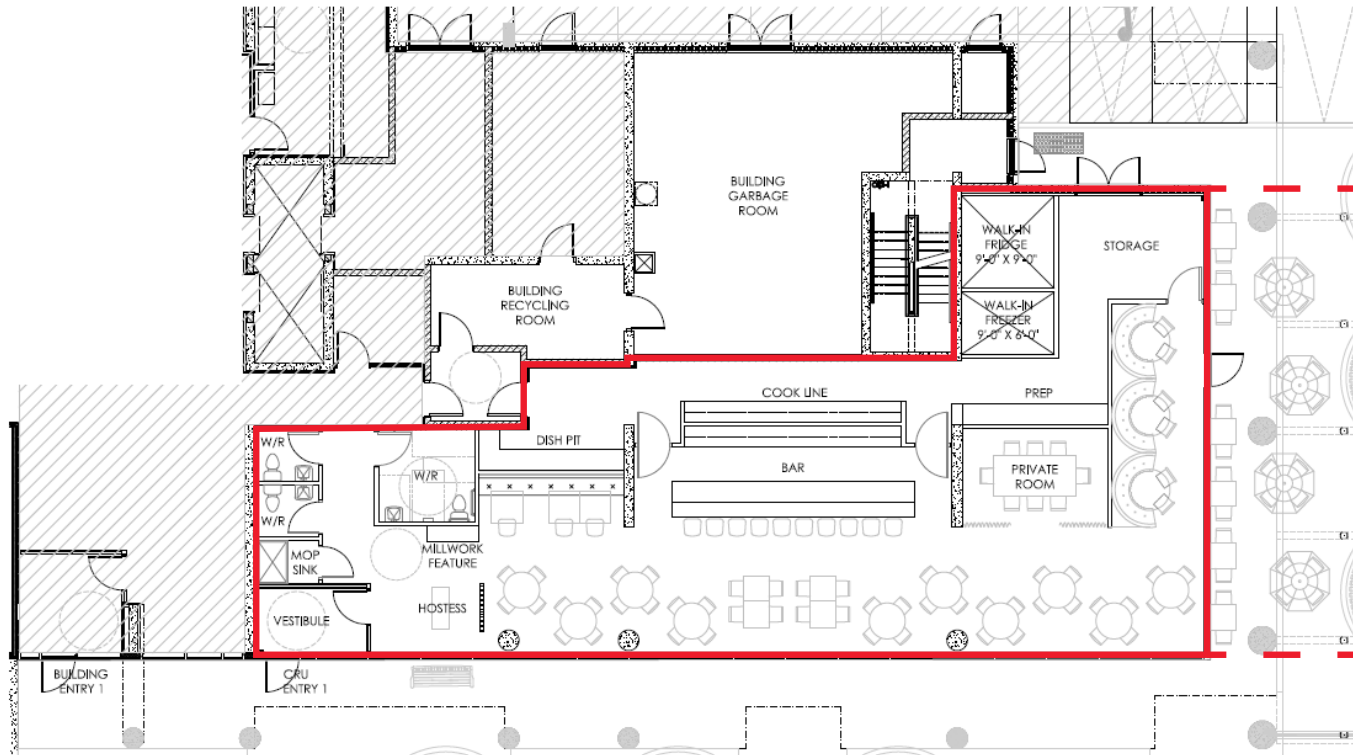
Neighbourhood Amenities

- | | |
|--------------------------------------|------------------------------|
| 1. Region of Waterloo Courthouse | School |
| 2. Conestoga College Downtown campus | 15. Three Kretans |
| 3. Centre in the Square | 16. Jack Burger Pub |
| 4. Police Station | 17. Tim Hortons |
| 5. St Mary's School | 18. The Grand Trunk Saloon |
| 6. Downtown Community Centre | 19. The Rich Uncle Tavern |
| 7. Kitchener Public Library | 20. Crabby Joe's Bar + Grill |
| 8. The Registry Theatre | 21. Kitchener Market |
| 9. Apollo Cinema | 22. Service Canada Centre |
| 10. THEMUSEUM | 23. Passport Canada |
| 11. The Walper Hotel | 24. YWCA |
| 12. Crowne Plaza | 25. Rose Cafe |
| 13. Kitchener-Waterloo Racquet Club | |
| 14. Suddaby Public | |



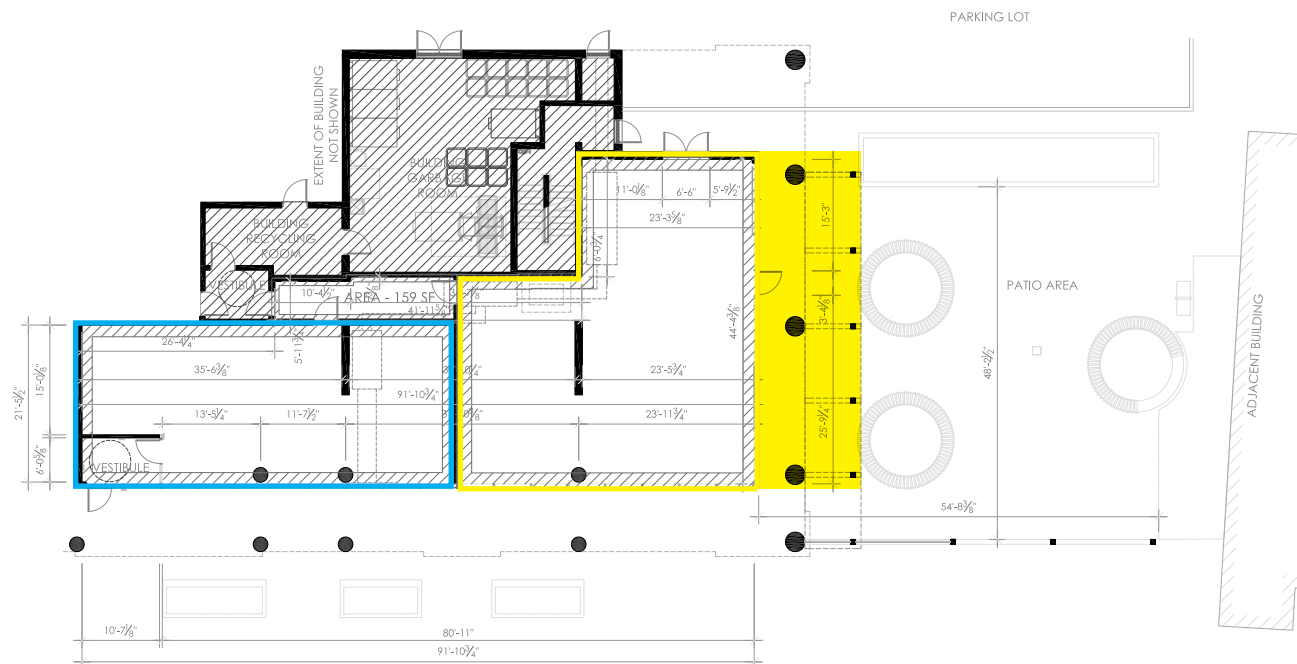
Floor Plan

2,800 sf with 650 sf patio



Floor Plan

1,238 SF and 1,689 SF sf with 650 sf patio



Conceptual Design





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