

# RETAIL SPACE FOR SALE



# 108 – 308 LESTER ST, WATERLOO

- Prime Retail Location
- Close Proximity to U of W and WLU
- 1 Parking Exclusive
- Walking Distance to Many Student Residences
- Commercial NMU-8 Zoned
- Currently Leased for Spa Operation

# PROPERTY INFORMATION

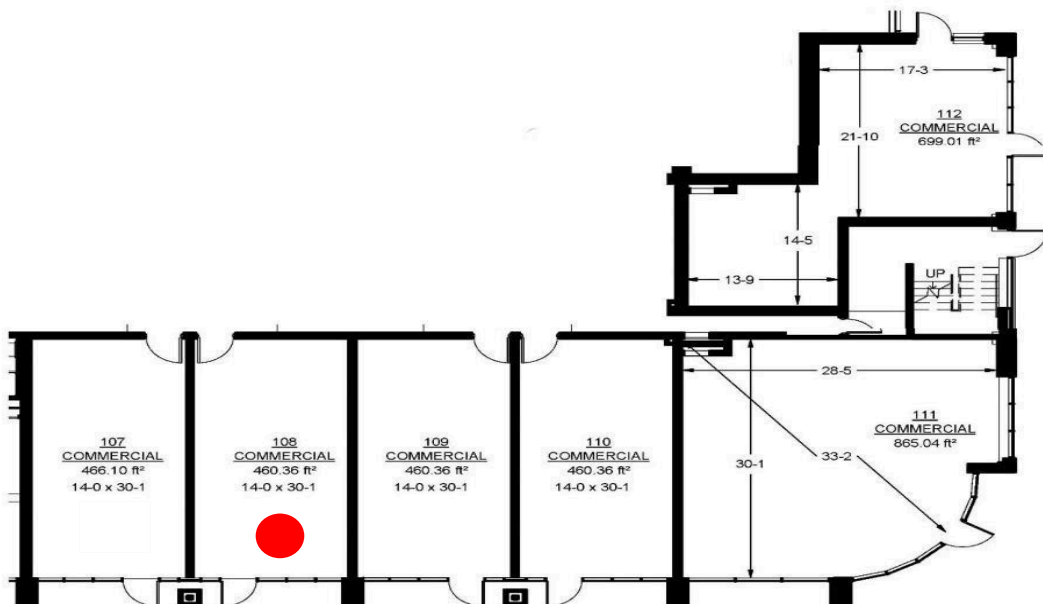
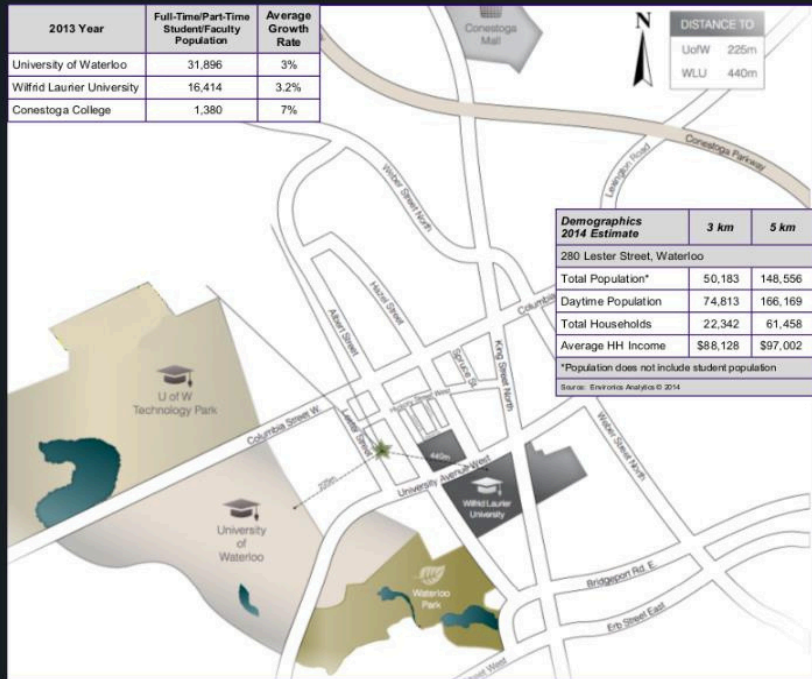
- ❑ SALE PRICE:  
\$420,000
- ❑ BUILDING SIZE:  
460 Sqft
- ❑ ZONING:  
NMU-8
- ❑ PARKING:  
1 Space

## COMMENTS:

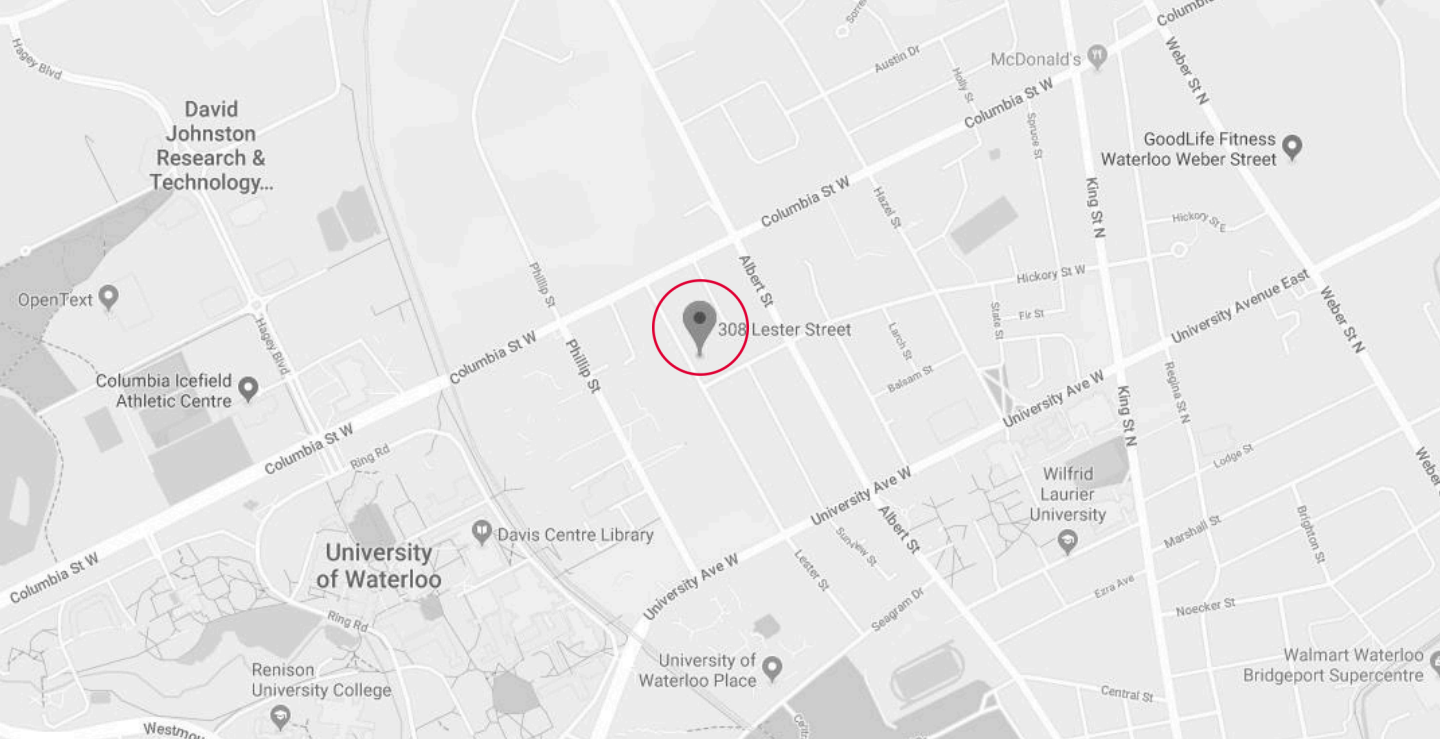
- ❑ Current Lease \$2,176.33
- ❑ Taxes - **\$4,962.11/2024**
- ❑ Condo Fee - \$418.00
- ❑ Lease Term until Dec. 2027



CONTEXT MAP







# THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

## A Top Tier Sales Team

\*At Royal LePage Wolle Realty, Brokerage in KW 2016-2023

## Top Producing Sales Representative

\*At Royal LePage Wolle Realty, Brokerage in KW 2006-2015



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