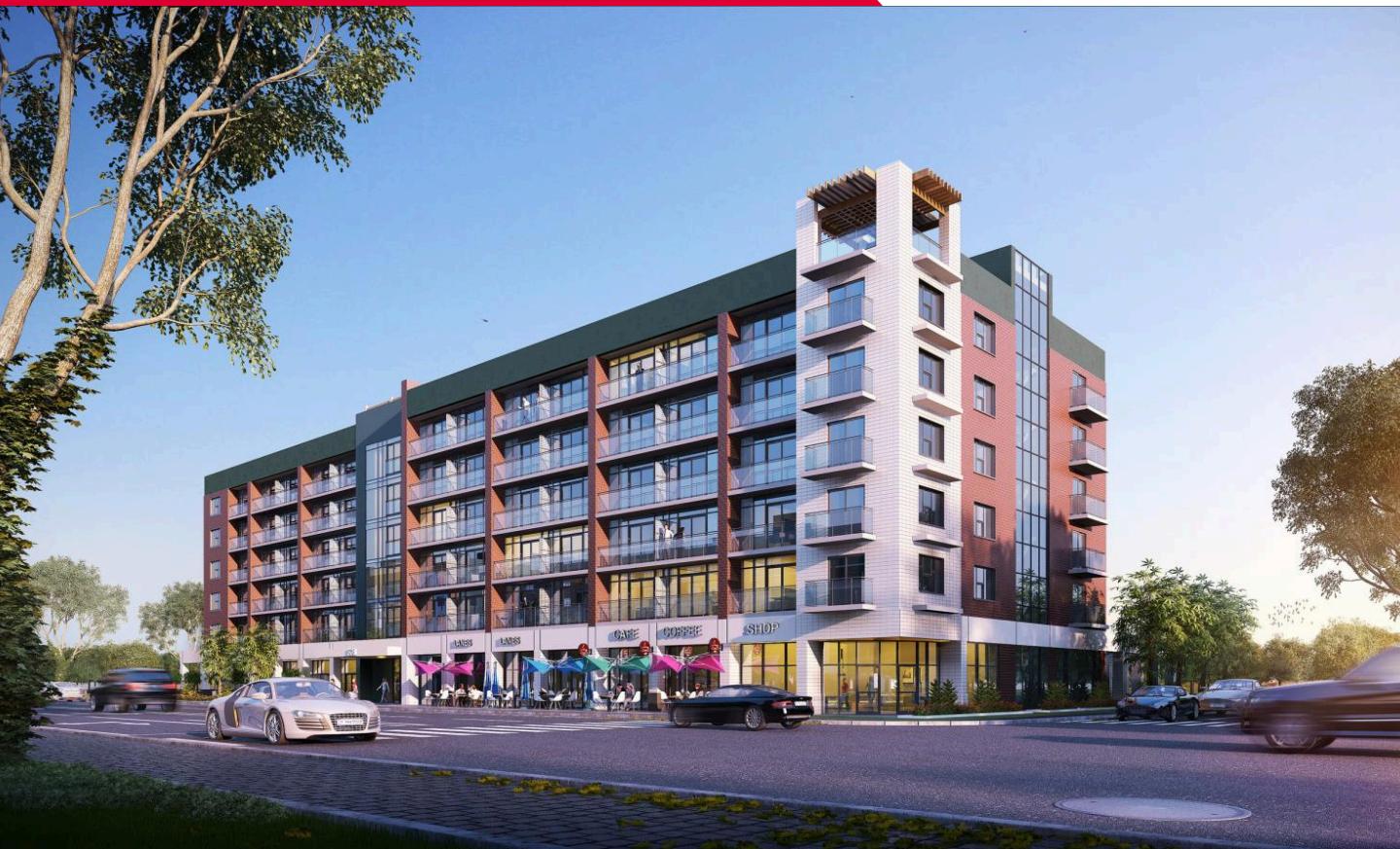


RETAIL SPACE FOR SALE



108 – 308 LESTER ST, WATERLOO

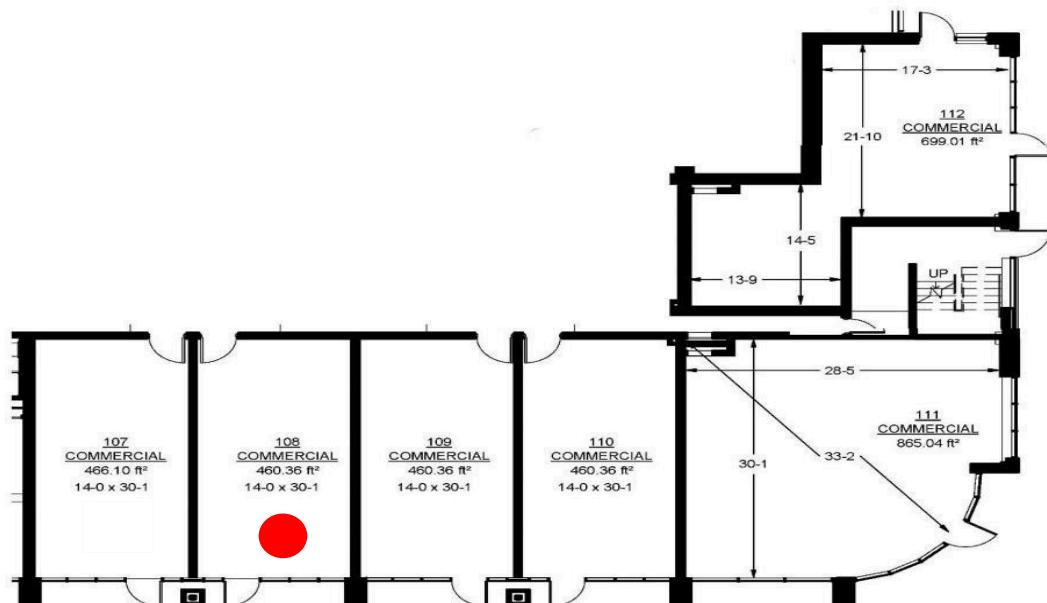
- Prime Retail Location
- Close Proximity to U of W and WLU
- 1 Parking Exclusive
- Walking Distance to Many Student Residences
- Commercial NMU-8 Zoned
- Currently Leased for Spa Operation

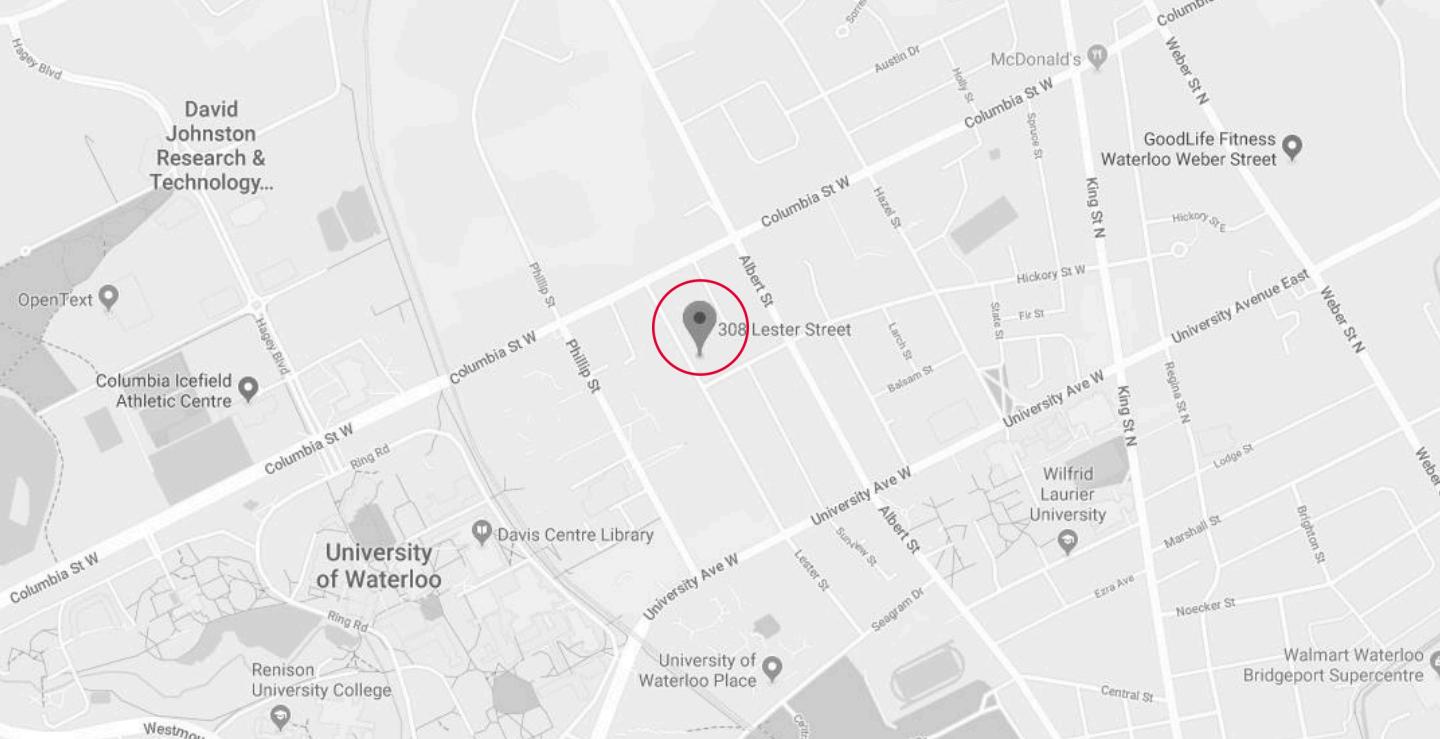
PROPERTY INFORMATION

- 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





A Top Tier Sales Team

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

#1

Top Producing Sales Representative

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



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