

RETAIL SPACE FOR SALE



107 – 308 LESTER ST, WATERLOO

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

PROPERTY INFORMATION

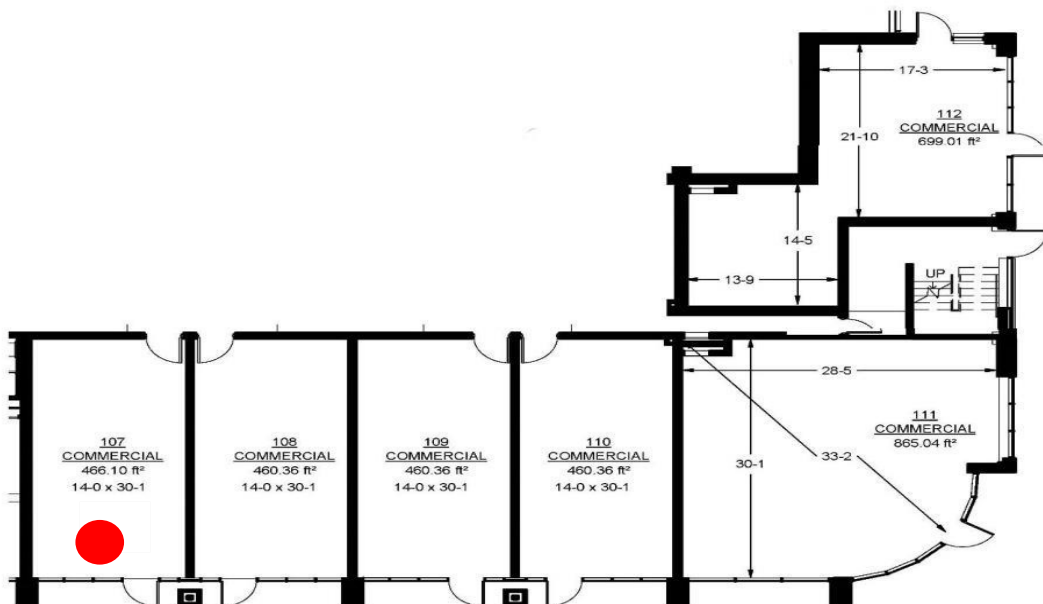
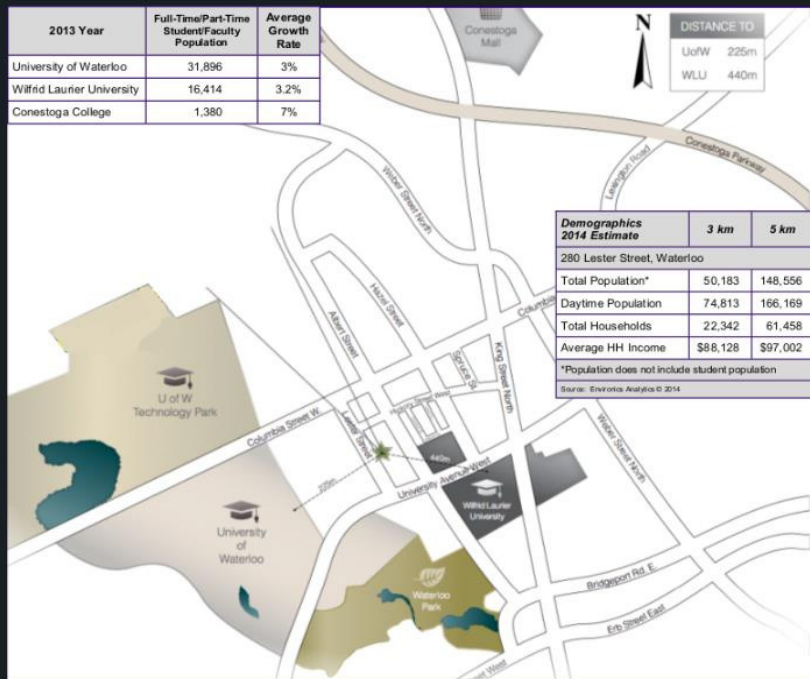
- ❑ SALE PRICE:
\$410,000
- ❑ BUILDING SIZE:
460 Sqft
- ❑ ZONING:
NMU-8
- ❑ PARKING:
1 Space

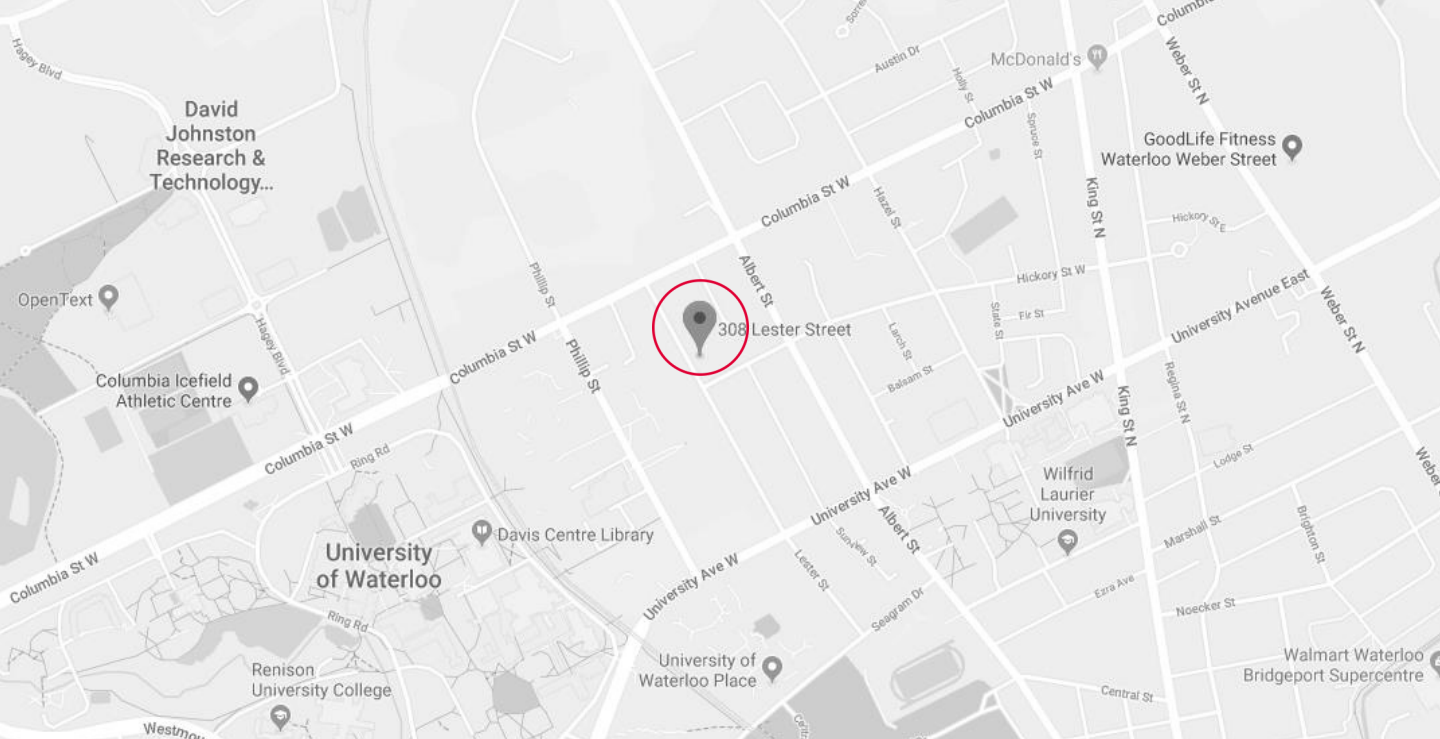
COMMENTS:

- ❑ Current Lease \$2677.69
- ❑ Taxes - **\$4,992.74/2024**
- ❑ Condo Fee - \$412.99
- ❑ Lease Term until May 2026



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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