

FOR LEASE

5 HICKORY STREET E.
WATERLOO, ON



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**COLDWELL BANKER
COMMERCIAL**
PETER BENNINGER
REALTY, BROKERAGE

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OFFERING SUMMARY

UNIT A:	900 SQ. FT.
UNIT B:	900 SQ. FT.
BASE LEASE RATE:	\$2,500/MONTH
ADDITIONAL RENT:	\$1,200/MONTH
OCCUPANCY:	IMMEDIATE
ZONING:	C1
PARKING:	ON-SITE

PROPERTY DESCRIPTION

Available for lease: In the Heart of the University District, 900 SF with unbeatable corner exposure in the heart of Laurier University's bustling community.

Surrounded by a vibrant student population within walking distance, this red brick gem offers exceptional visibility and charm, perfect for medical (previous dentist practice) massage, spa uses with water features already in many of the rooms.

5 dedicated on-site parking spaces and high foot traffic, it's the ideal location to grow your business and make a lasting impact in this energetic, high demand area.

Secure your spot in one of the City's most dynamic neighbourhoods today!

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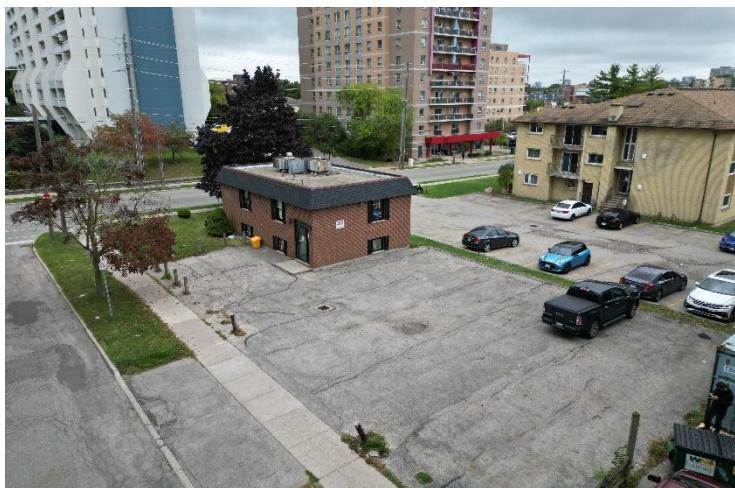
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ZONING | USES :

- BAKE SHOP, INCLUDING OUTDOOR BAKE SHOP PATIO
- BUSINESS INCUBATOR
- CAFÉ, INCLUDING OUTDOOR CAFÉ PATIO
COMMERCIAL SERVICE
- FINANCIAL SERVICE
MAJOR OFFICE
MEDICAL CLINIC
NANOBREWERY OFFICE
- OLD GOLD SHOP
- PERSONAL SERVICE SHOP
PET SERVICES (CLASS A)
- RESTAURANT, INCLUDING OUTDOOR RESTAURANT
PATIO
- RESTAURANT (TAKE-OUT), INCLUDING OUTDOOR
RESTAURANT PATIO
- RETAIL STORE (INCLUDES DRUG STORE,
FOOD STORE, SPECIALTY FOOD STORE,
VARIETY STORE)
- TECH OFFICE
- TRAINING FACILITY
- VETERINARY CLINIC
- ASSISTED LIVING FACILITY ABOVE THE FIRST
STOREY IN A MIXED USE BUILDING
- DWELLING UNITS ABOVE THE FIRST STOREY
IN A MIXED USE BUILDING
- LONG TERM CARE FACILITY ABOVE THE FIRST
STOREY IN A MIXED USE BUILDING

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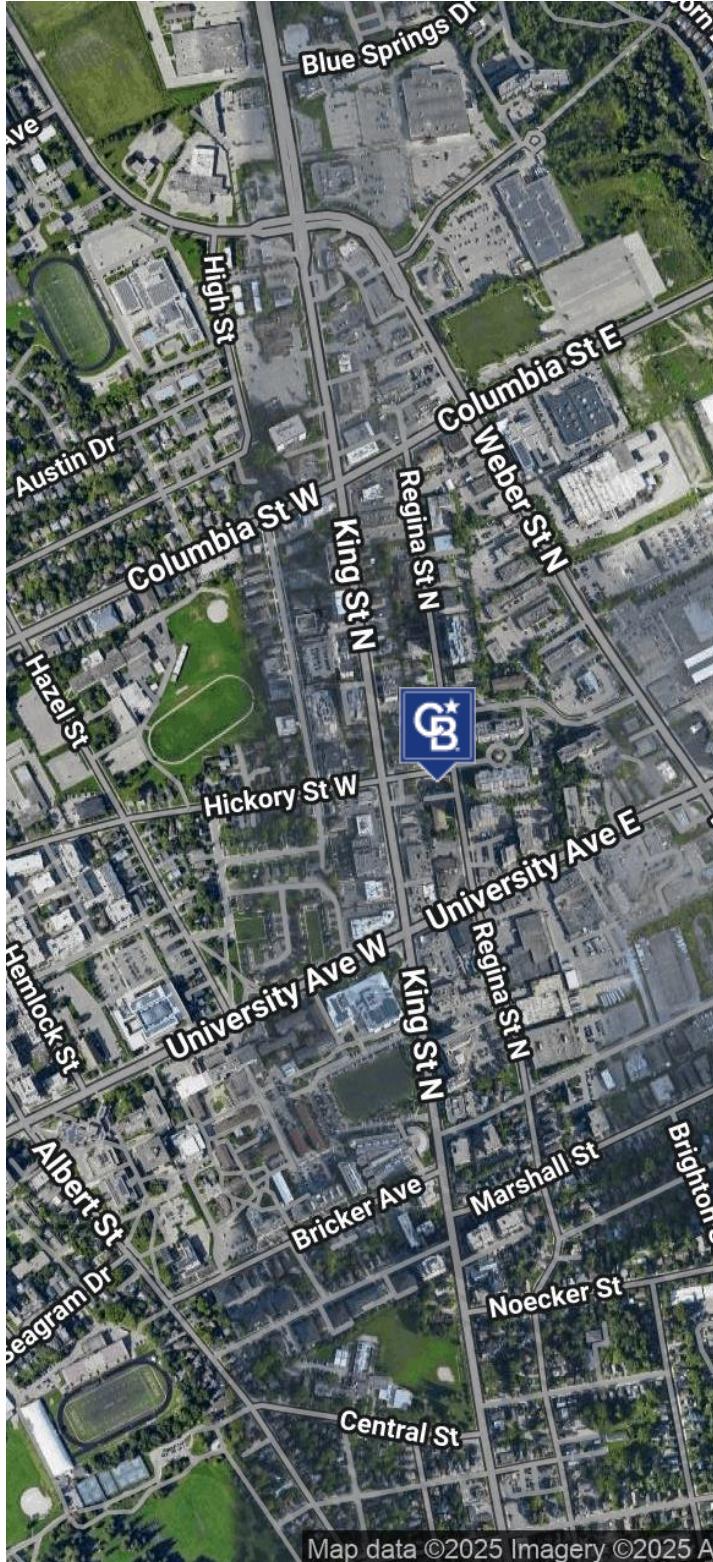
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LOCATION HIGHLIGHTS

STRATEGIC CORNER LOCATION: Situated at the intersection of Hickory Street East and Regina Street North, the property benefits from high visibility and foot traffic, making it ideal for businesses seeking exposure.

PROXIMITY TO WILFRID LAURIER UNIVERSITY: Located in the heart of Laurier University's vibrant community, the area is bustling with students and faculty, providing a steady stream of potential customers.

FREESTANDING RED-BRICK BUILDING: The 1,800 square foot building boasts a charming red-brick exterior, offering a unique and inviting storefront presence.

DEDICATED PARKING: The property includes 10 on-site parking spaces, a valuable amenity in a busy urban setting.

HIGH WALK SCORE: With a Walk Score of 88, the location is considered very walkable, allowing most errands to be accomplished on foot.

SUITABLE FOR VARIOUS USES: Previously utilized as a dental practice, the space is equipped with plumbing in multiple rooms, making it adaptable for medical, spa, or other commercial retail ventures.

ACCESSIBLE BY PUBLIC TRANSIT: The area is well-served by public transportation, enhancing accessibility for both customers and employees.

This property presents an excellent opportunity for businesses looking to establish themselves in a dynamic and high-demand area of Waterloo.

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