

STAND ALONE COMMERCIAL/RESIDENTIAL BUILDING

30 WILLIAM STREET WEST

~ WATERLOO ~



Highlights:

- ⇒ Located near the corner of William St W and Caroline St S in Uptown Waterloo
- ⇒ 2,300 sq ft freestanding two storey commercial/residential property
- ⇒ Approx 1,264 sq ft main floor TURNKEY RESTAURANT licensed for 45 seats inside and 20 seats patio out front, 2 - 2pc washrooms and fully equipped commercial kitchen included
- ⇒ Approx. 1,036 sq ft second floor, walk-up residential, 2-bedroom/1-4pc bathroom apartment (currently operating as an AirBnB)
- ⇒ an additional 736 sq ft commercial basement space with storage and 2pc washroom (not included in total square footage)
- ⇒ Situated on 0.11 acres in Uptown Waterloo on William St W, near Caroline St S. with parking lot in rear
- ⇒ New roof 2020

Offering Price: \$1,495,000

Coupal Markou

FOR SALE

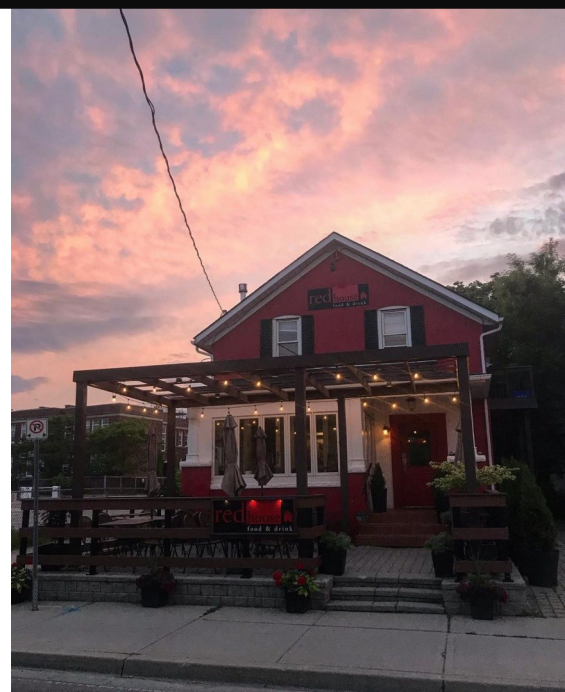
30 WILLIAM STREET WEST, WATERLOO

Property Specifications

For further information, please complete & return attached Confidentiality Agreement

Total Building Size: Approximately 2,300 SQ FT

Building Breakdown:	Upper: 1,036sq ft / Main: 1,264sq ft / Lower Level: 736sq ft (not inc. in total square footage)
Lot Size:	0.11 acres
Legal Description:	PT LT 178-179 PL 385 CITY OF WATERLOO PT 6 & 10, 58R2637; WATERLOO
Taxes:	\$13,277.00 / 2023
Zoning:	RMU-60; Residential Mixed-Use
Current Use:	Restaurant/Apartment (Air Bnb)
Parking:	Approximately 4 on-site spaces; many municipal lots in vicinity
Roof:	Peaked; Replaced in 2020
Mechanical:	HVAC unit (rented)/ Forced air furnace and gas fireplace
Washrooms:	4; 3- 2 pc & 1- 4 pc
Possession:	Vacant possession with 60-90 days notice



Michael Conrad
Sales Representative
mike@coupalmarkou.com
519-742-7000 x 105

Matthew Dickson
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COUPAL MARKOU COMMERCIAL REAL ESTATE INC.
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Restaurant Photos



Front Patio

Foyer



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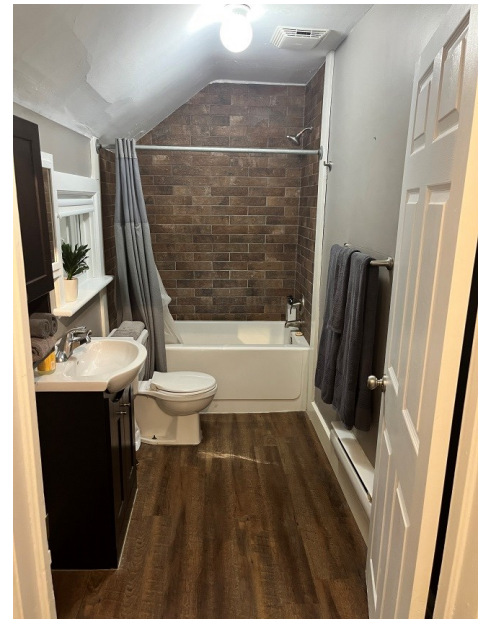
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Commercial Kitchen Photos



Air BnB Photos



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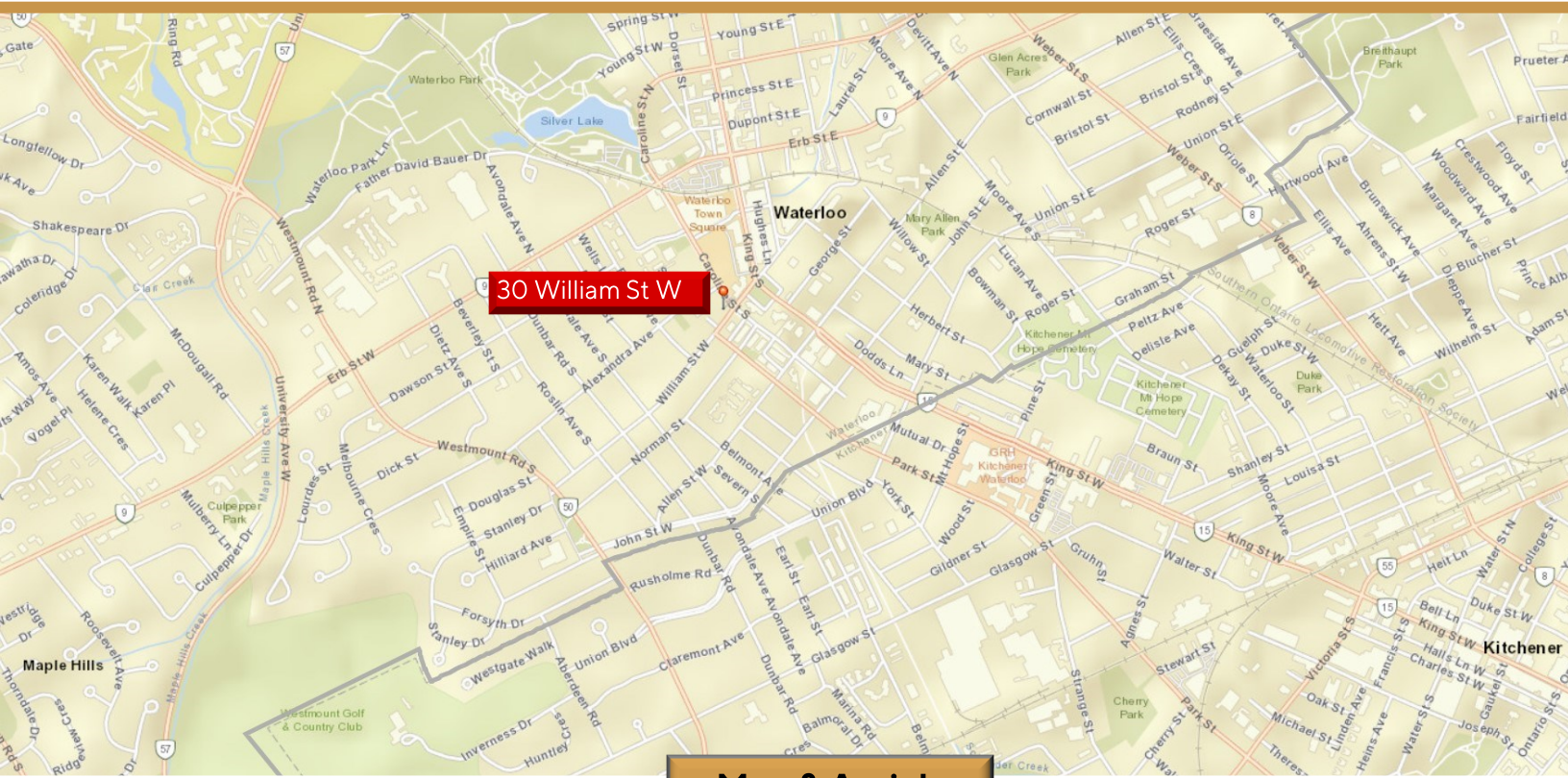


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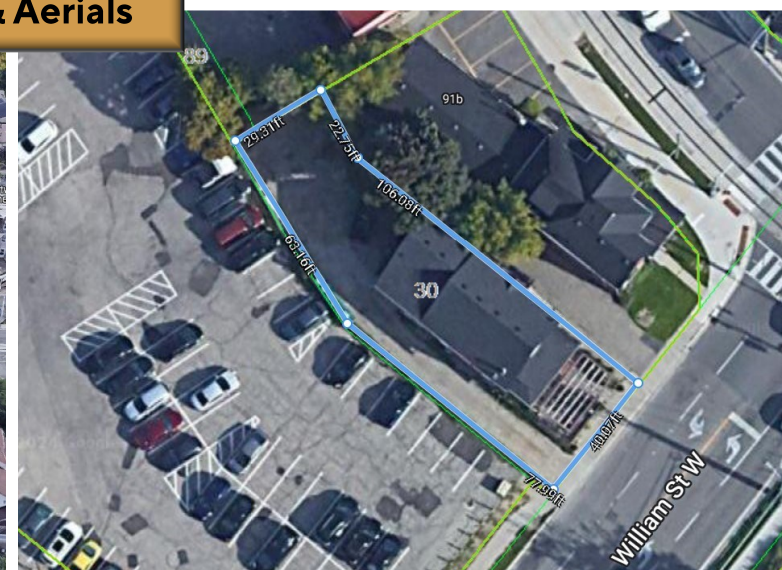
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Map & Aerials



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CONFIDENTIALITY AND INDEMNIFICATION AGREEMENT

To: DANTHECHEF INC.(the "Seller('s)")
Re: 30 William Street West, Waterloo N2L 1J4 (the "Property")

We have requested from Coupal Markou Commercial Real Estate Inc. ("Coupal Markou Commercial") through Michael Conrad and/or Mathew Dickson, information, including confidential and proprietary information, which has not been generally disclosed to the public, for use in evaluating a potential purchase of the Property.

In exchange for good and valuable consideration provided by the Seller and Coupal Markou Commercial, including, without limitation, the delivery of proprietary information, the receipt and sufficiency of which is hereby acknowledged, we agree to keep confidential any and all information supplied to us concerning the Property that is not a matter of public record and not to utilize any such information for our own benefit (or for the benefit of anyone else) other than for the evaluation of the Property with respect to a potential purchase.

We understand that we may transmit any such information to partners, officers, directors, employees or legal or financial advisors (collectively, "representatives") but only to the extent that they need to know such information for the purpose of such an evaluation. We undertake to inform such representatives of the confidential nature of such information and that they will be bound by the terms of this Agreement. We agree to be responsible for any breach of this Agreement by our representatives. We agree that any legal, financial or any other third-party advisors that are retained by us, to act on our behalf, will be compensated by us.

Upon the Seller's request, we agree to return all documentation provided herewith and any notes or copies made thereof.

We agree to indemnify and save harmless the Seller and Coupal Markou Commercial from any claims, losses, damages, and liabilities whatsoever (including legal fees on a substantial indemnity basis and disbursements) arising out of a breach by us or any of our representatives of any of the terms or provisions of this Agreement.

The undersigned understands and acknowledges the possibility of dual agency on the part of Coupal Markou Commercial, and hereby consents of limited dual agency during the term of this Agreement, wherein Coupal Markou Commercial shall maintain confidentiality with respect to pricing intentions, corporate objectives, and motivation.

Coupal Markou Commercial shall be responsible for the payment of brokerage fees stipulated on the current MLS listing contract to any brokers, agents, or consultants in connection with this offering.

Client Name: _____

Company: _____

Phone: _____

Email: _____

Signature: _____

Date: _____

(I have the authority to bind the Corporation)

Agent Name: _____

Brokerage Name: _____

Phone: _____

Email: _____

Signature: _____

Date: _____

Please return to the attention of: Amanda Lingard: amanda@coupalmarkou.com