LEASING OPPORTUNITY

PRIME RETAIL SPACE

65 UNIVERSITY AVE E, WATERLOO

AVAILABILITY

5B - 1,405 SQ FT
13A - 1,308 SQF T

LEASE RATE

5B - $32.00/SQ FT NET
13A - $28.00/SQ FT NET

ADDITIONAL RENT

$13.00/SQ FT

ZONING

C4-25

POSSESSION

IMMEDIATE

- Located just south of University Avenue and Weber Street
- Great signage opportunity, pylon sign on-site
- Ample free on-site parking
- Fully air conditioned
- High volume of vehicle and foot traffic, located near many student residences and urban neighbourhoods
- Join tenants Tim Horton's, Crabby Joe's Tap & Grill, KW Guardian Pharmacy, Wings Up, Domino's Pizza, True North Imaging, Pass Bracing, Universal Barber & Beauty, Waterloo Sports Medicine Centre and more

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SALES REPRESENTATIVE
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Coupal Markou
Commercial Real Estate Inc., Brokerage

www.coupalmarkou.com

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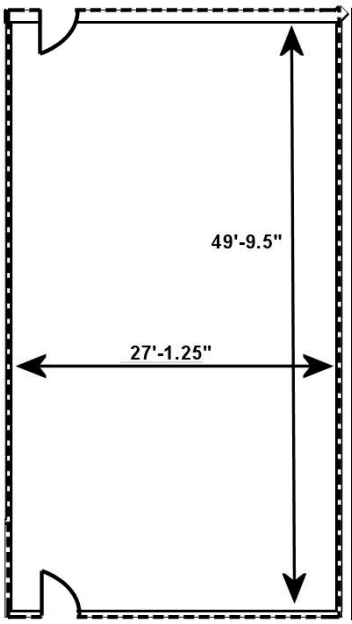
PRIME RETAIL SPACE

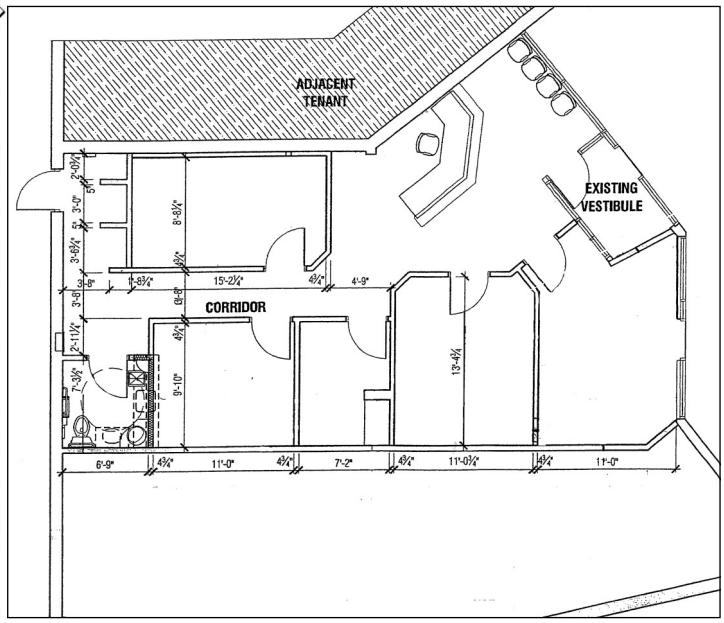
65 UNIVERSITY AVE E, WATERLOO

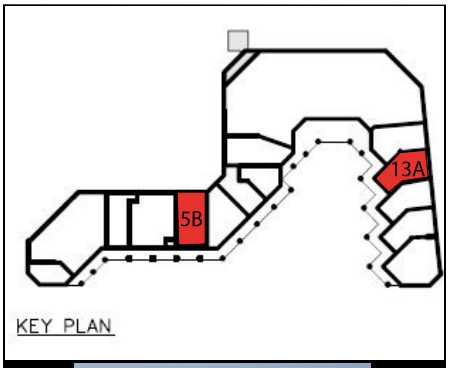
[redacted]

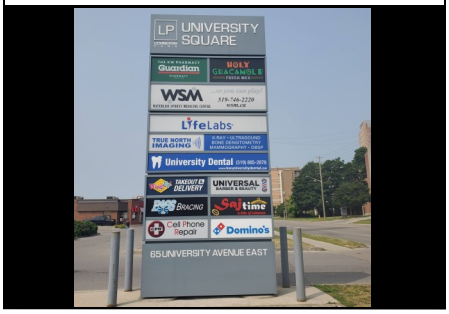
5B - Floor Plan

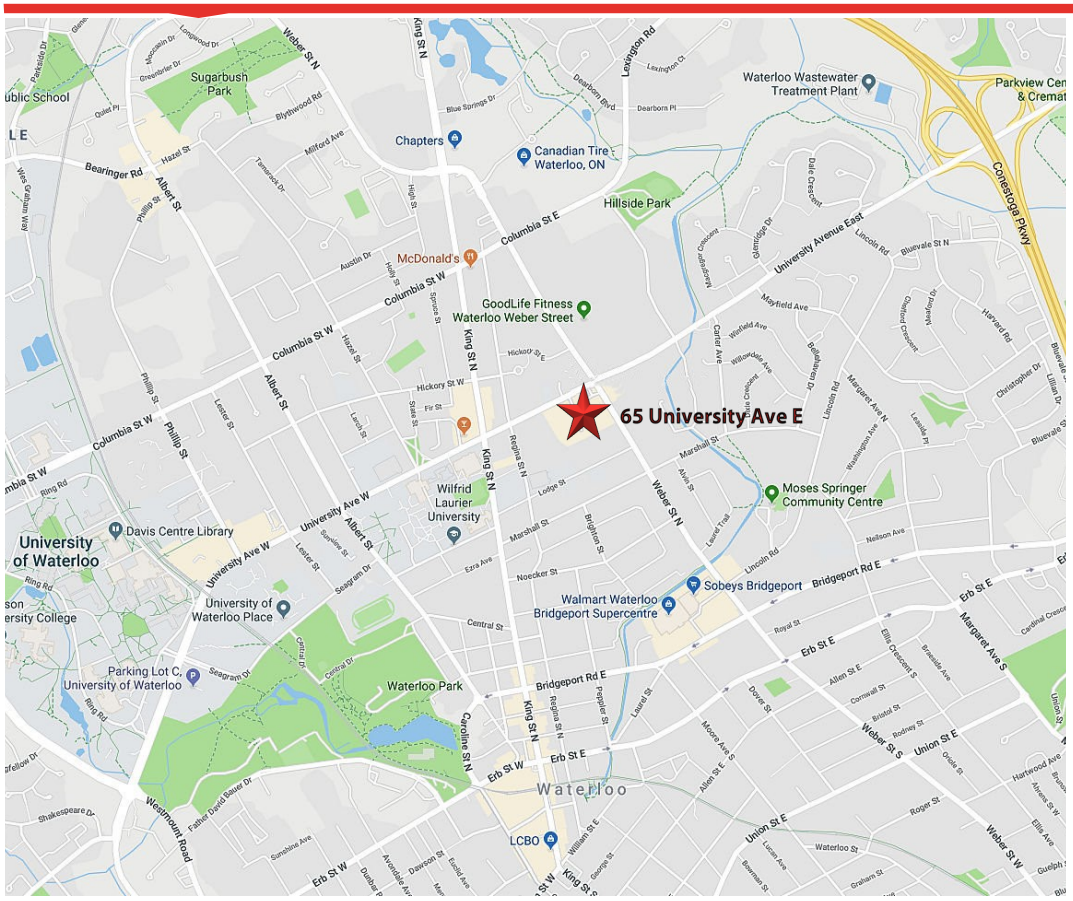


13A - Floor Plan









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