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# FOR LEASE

## WALK-UP RETAIL/COMMERCIAL SERVICE SPACE

### GRAND AVENUE SOUTH, CAMBRIDGE



#### AVAILABILITY

Unit 111 - 849 sq ft  
Unit 114 - 1,337 sq ft

#### LEASE RATE

Unit 111 - \$21.95/sq ft Net  
Unit 114 - \$20.94/sq ft

#### ADDITIONAL RENT

\$8.30/sq ft  
*Plus Utilities*

#### ZONING

(F)C1RM1

#### POSSESSION

Unit 111 - 60-90 days  
Unit 114 - July 1<sup>st</sup>, 2024

- \* Located on Grand Ave S/Melville St S, between Salisbury Ave and Main St in Galt Cambridge
- \* Retail/Service commercial space in well maintained building
- \* Unit 111 is Currently operating as a treat and toy shop
- \* Unit 114 is Currently operating as a professional office
- \* Wide range of uses possible with-in the zoning
- \* High vehicle and foot traffic with great street exposure
- \* Highly desired location, down the street from the gaslight district, close to transit and many other amenities

MATT DICKSON  
SALES REPRESENTATIVE  
[MATT@COUPALMARKOU.COM](mailto:MATT@COUPALMARKOU.COM)  
519-742-7000 x 104

MICHAEL CONRAD  
SALES REPRESENTATIVE  
[MIKE@COUPALMARKOU.COM](mailto:MIKE@COUPALMARKOU.COM)  
519-742-7000 x 105

**COUPAL MARKOU COMMERCIAL REAL ESTATE INC**  
150 KING STREET SOUTH  
WATERLOO, ONTARIO N2J 1P6  
OFFICE 519-742-7000  
FAX 519-742-7070





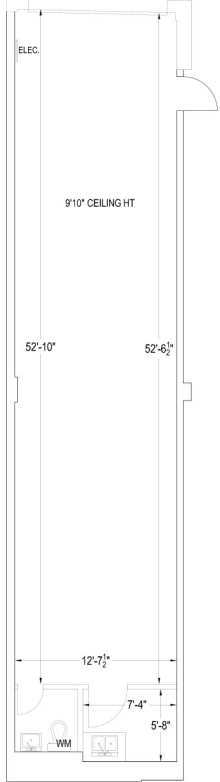
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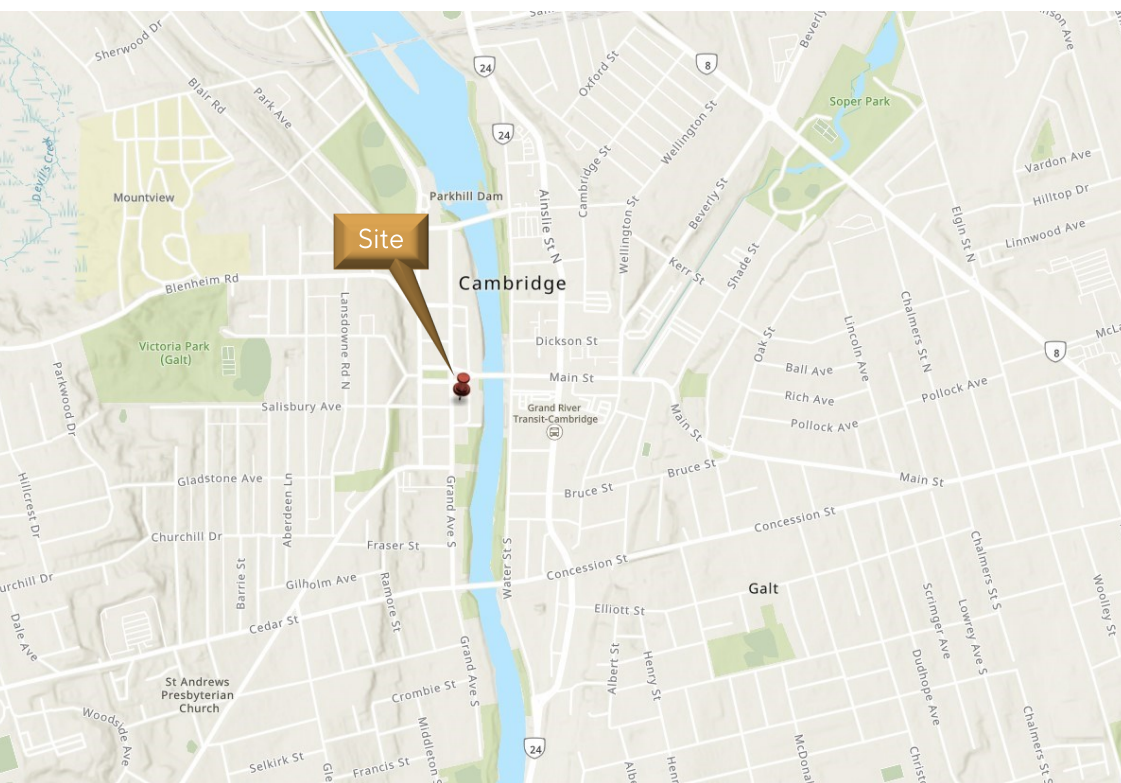
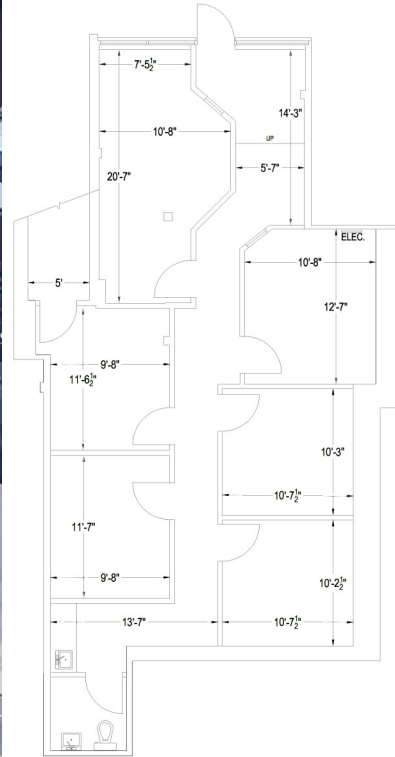
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