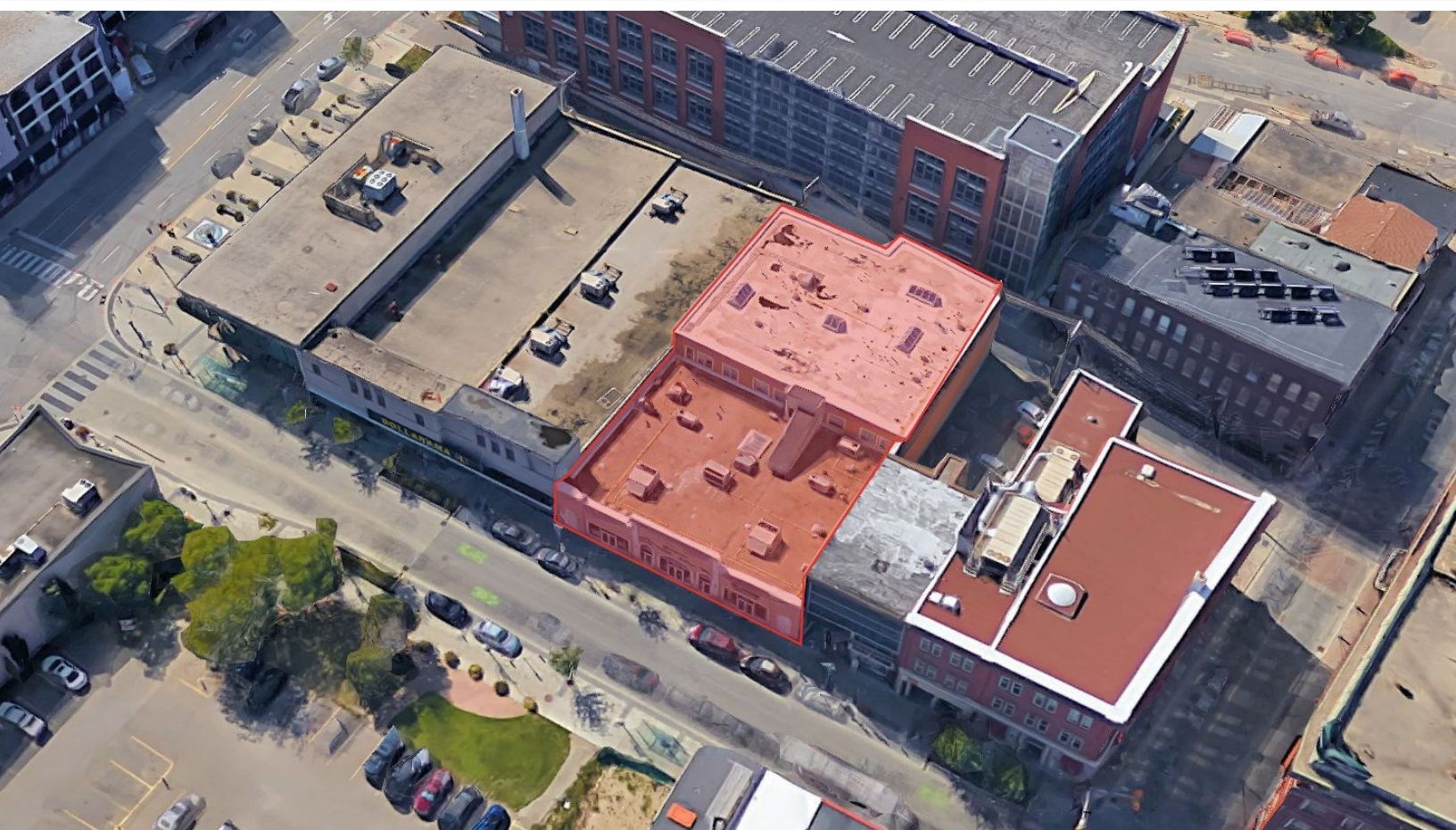


FULLY LEASED COMMERCIAL/RESIDENTIAL INVESTMENT  
29 KING STREET EAST  
~ KITCHENER ~



Coupal Markou

FOR SALE



# 29

## King Street East, Kitchener

### Property Specifications

**Total Building Size:** **30,341 SQ FT**

**Building Breakdown:** 7 Residential Units: **5,788 SQ FT**

- Unit 201 - 822 sq ft
- Unit 202 - 695 sq ft
- Unit 203 - 894 sq ft
- Unit 204 - 722 sq ft
- Unit 205 - 1,077 sq ft
- Unit 206 - 867 sq ft
- Unit 207 - 711 sq ft

4 Commercial Units (3 tenants): **24,553 SQ FT**

- Oh Bombay: Unit 5 - 2,026 sq ft
- Galito's: Unit 6 - 1,802 sq ft
- Nicoya: Unit B - 8,313 sq ft
- Nicoya: Lower Level - 12,412 sq ft

**Offering Price:** **\$6,200,000**

### Highlights:

- ⇒ Located on King St E, Between Queen St S and Benton St in Downtown Kitchener
- ⇒ High vehicle and pedestrian traffic
- ⇒ Fully tenanted
- ⇒ Steps from many retailers, banks, markets, restaurants, café's, professional offices etc.
- ⇒ 2 minute walk to nearest LRT Station
- ⇒ Grand river bus stop out front
- ⇒ Located within walking distance to Two Conestoga College campuses
- ⇒ Municipal services

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## King Street East, Kitchener

## Financial Overview

## 2024 Projected Rent Roll

Tenant	SQ FT	Monthly	Yearly Rent	Notes
Residential (7 units)	5,788	\$11,205.42	\$134,465.00	
Commercial (4 units)	24,553	\$24,555.58	\$294,667.00	W.A.L.T.* - 62 months Includes Admin. & other income
<b>Total</b>	<b>30,341</b>	<b>\$35,761.00</b>	<b>\$429,132.00</b>	

\*Weighted Average Lease Term

## Expenses

<b>Total Expenses</b>	<b>\$165,186.46</b>
Recoverable*	\$126,858.46
Non-Recoverable**	\$38,328.00

\*Expenses Distributed back to commercial tenants as TMI plus HST.

\*\*Expenses on residential portion

<b>Estimated NOI</b>	<b>\$390,804.00</b>
<b>Estimated CAP Rate</b>	6.3%

\*\*Note: This page is just to be used as a quick synopsis. For a complete look at rental income and expenses, please fill out and return the attached Confidentiality Agreement

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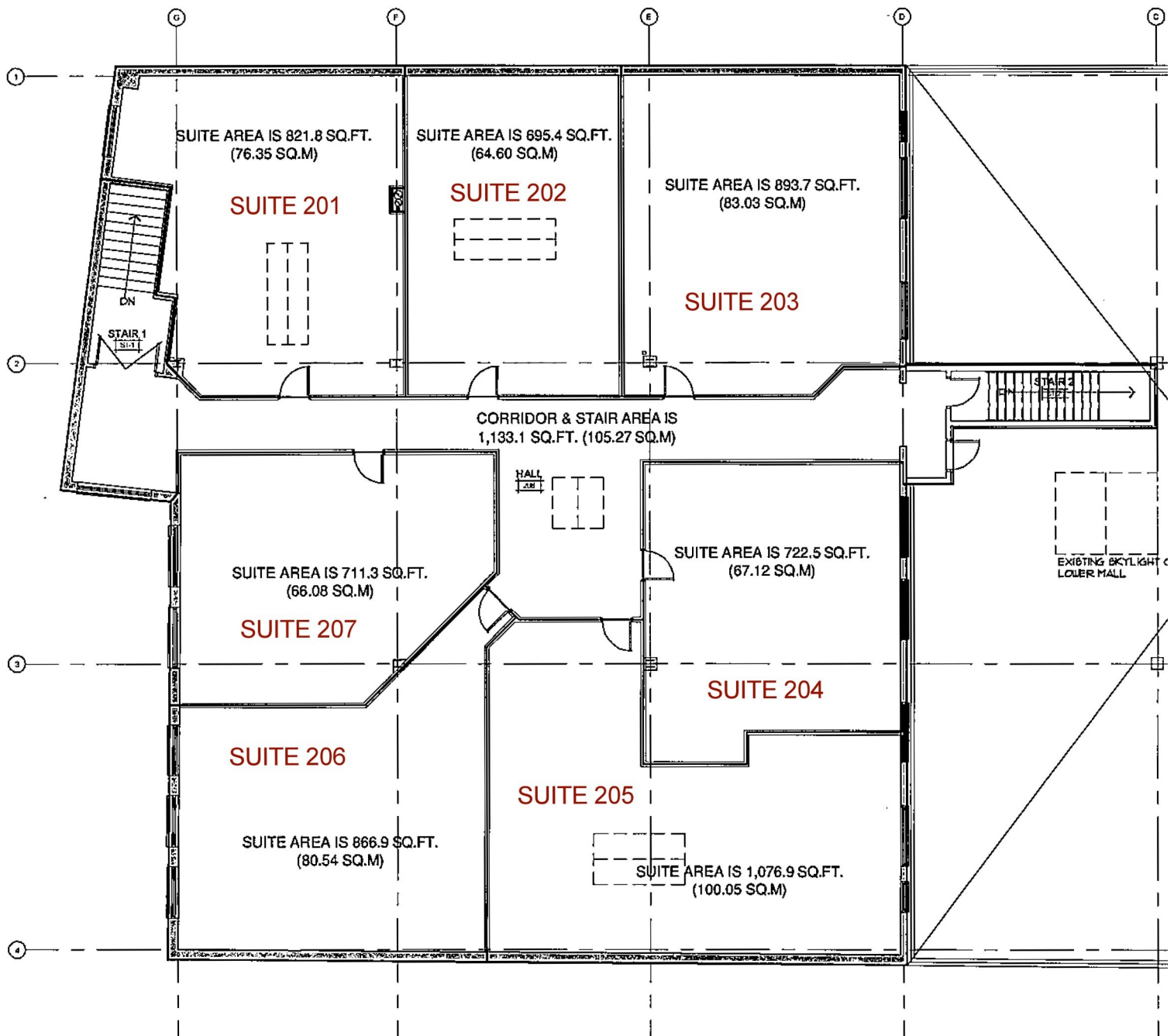
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# 29 King Street East, Kitchener

## 2nd Floor - Residential



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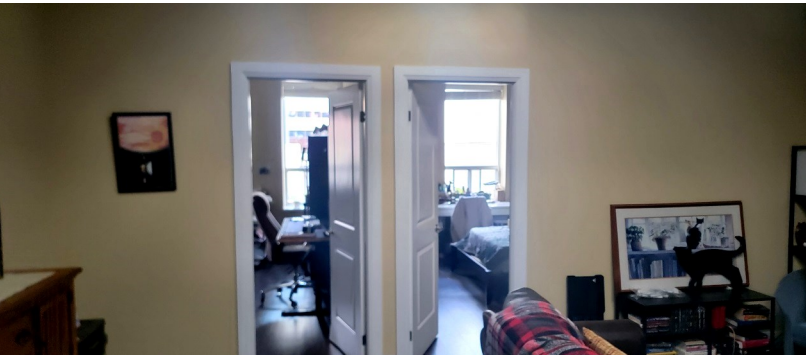
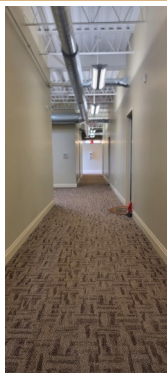




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## King Street East, Kitchener

### 2nd Floor - Residential



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# King Street East, Kitchener

**Main Level - Commercial**

**STAIR 1**  
ST-1

**ELEC. CLST**  
104

**STAIR 2**  
ST-2

**STAIR 3**  
ST-3

**STORAGE**  
103

**STORAGE AREA IS 652.3 SQ. FT. (60.60 SQ. M.)**

**SUITE AREA IS 7,375.9 SQ. FT. (685.24 SQ. M.)**

**nicoya**

**EXISTING SKYLIGHT IN ROOF**

**SUITE AREA IS 2,025.9 SQ. FT. (188.21 SQ. M.)**

**oh bollywood**  
RETAIL UNIT B

**SUITE AREA IS 129.7 SQ. FT. (12.05 SQ. M.)**

**SUITE AREA IS 1,802.1 SQ. FT. (167.42 SQ. M.)**

**RETAIL UNIT C**  
101

**Galito's**  
FLAME-GRILLED CHICKEN

**King St E**



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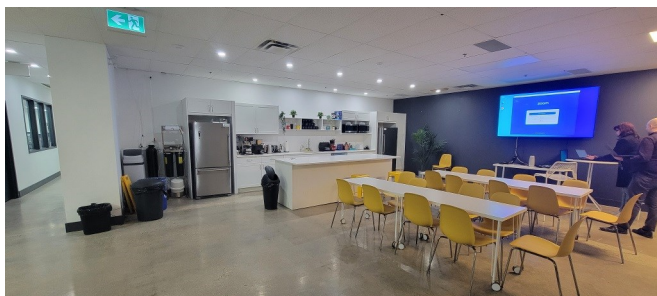
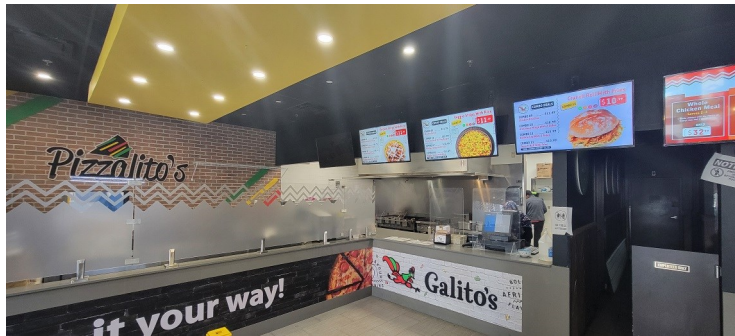
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King Street East, Kitchener

Commercial Tenants



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# 29 King Street East, Kitchener

**Walk Score®**

Walk Score  
**99**

**Walker's Paradise**

Daily errands do not require a car.

Transit Score  
**66**

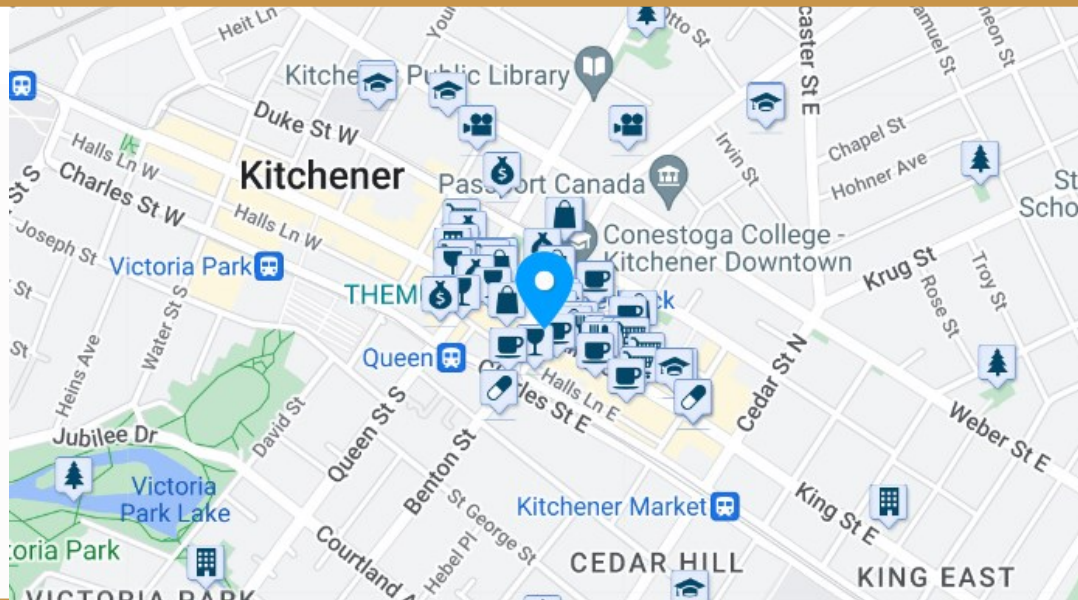
**Good Transit**

Many nearby public transportation options.

Bike Score  
**92**

**Biker's Paradise**

Daily errands can be accomplished on a bike.



## Area Overview



This disclaimer shall apply to Coupal Markou Commercial Real Estate Inc., Brokerage, to include all employees and independent contractors. The information set out herein is for advertising purposes, and any images, assumptions, estimates and property details have been obtained from sources deemed to be reliable. No warranty or representation is made as to its accuracy, correctness and completeness of the information, being subject to errors, omissions, conditions, prior sale / lease, withdrawal or other changes without notice. The recipient of the information should conduct its own inquiries and investigations prior to placing any reliance upon the information. MLS

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**Coupal Markou**





## CONFIDENTIALITY AND INDEMNIFICATION AGREEMENT

To: 2060001 ONTARIO LTD.; 29 KING ST. LTD. (the "Seller(s)")  
Re: 29 King St. E, Kitchener (the "Property")

We have requested from Coupal Markou Commercial Real Estate Inc. ("Coupal Markou Commercial") through Michael Conrad and/or Matthew 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](mailto:amanda@coupalmarkou.com)