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UNIVERSITY AVENUE EAST, WATERLOO

FOR LEASE WALK-UP RETAIL SPACE



AVAILABILITY

Unit 11 - 1,637 sq ft

LEASE RATE

\$32.00/sq ft Net

ADDITIONAL RENT

\$16.50/sq ft
Plus Utilities

ZONING

C1-81

POSSESSION

June 2024

- * Located on University Ave E. near Weber St N, in Waterloo
- * 1,637 sq ft restaurant/retail/office space
- * Great signage opportunity, pylon sign on-site
- * Ample free on-site parking
- * 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, Lifelabs, True north imaging, Boardwalk fries, burgers and shakes, KW Pharmacy, Wings Up, Universal Barber & Beauty, University dental, Domino's Pizza and more

MATT DICKSON
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MICHAEL CONRAD
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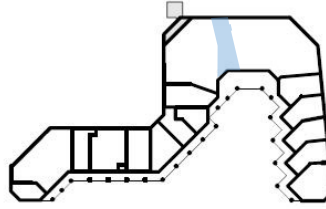
Coupal Markou
Commercial Real Estate Inc., Brokerage
www.coupalmarkou.com

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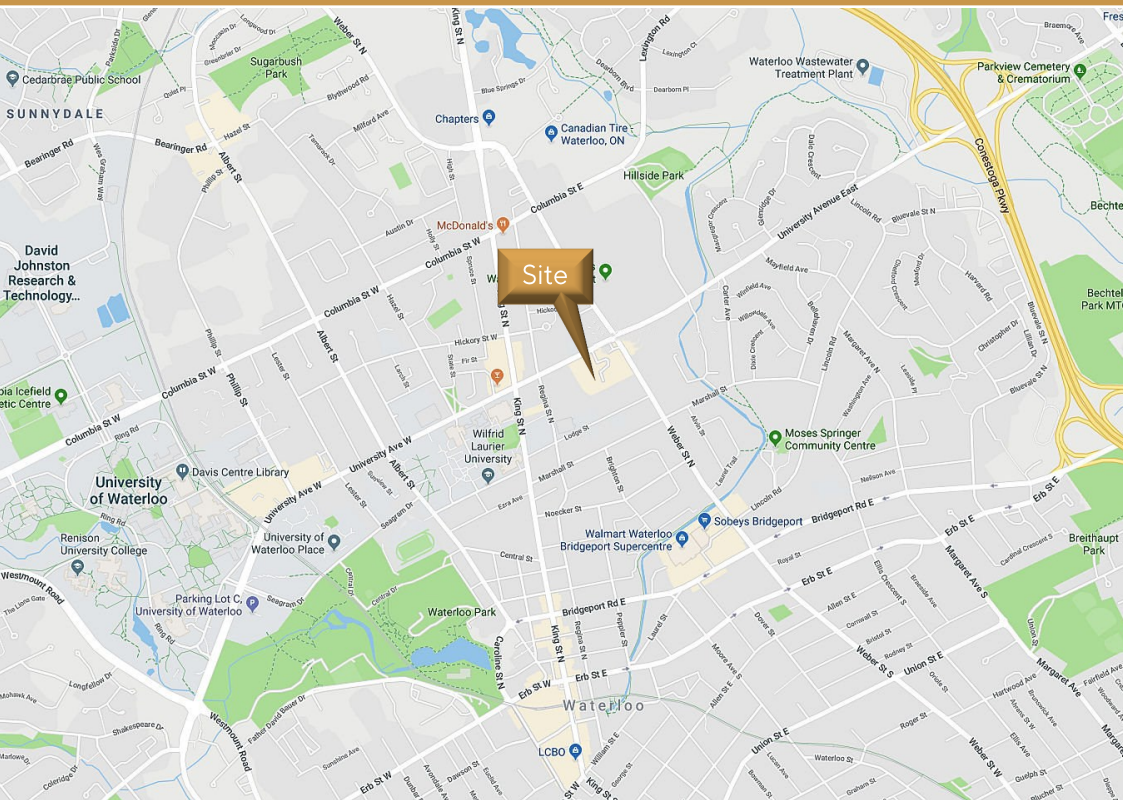
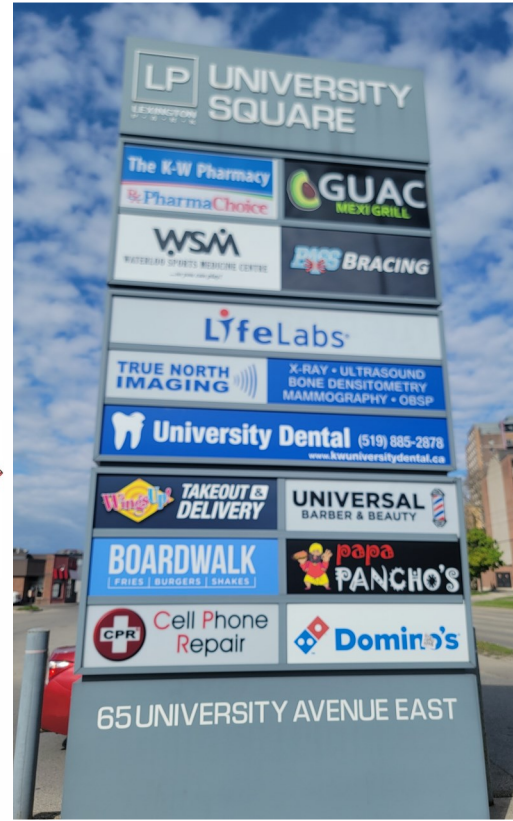
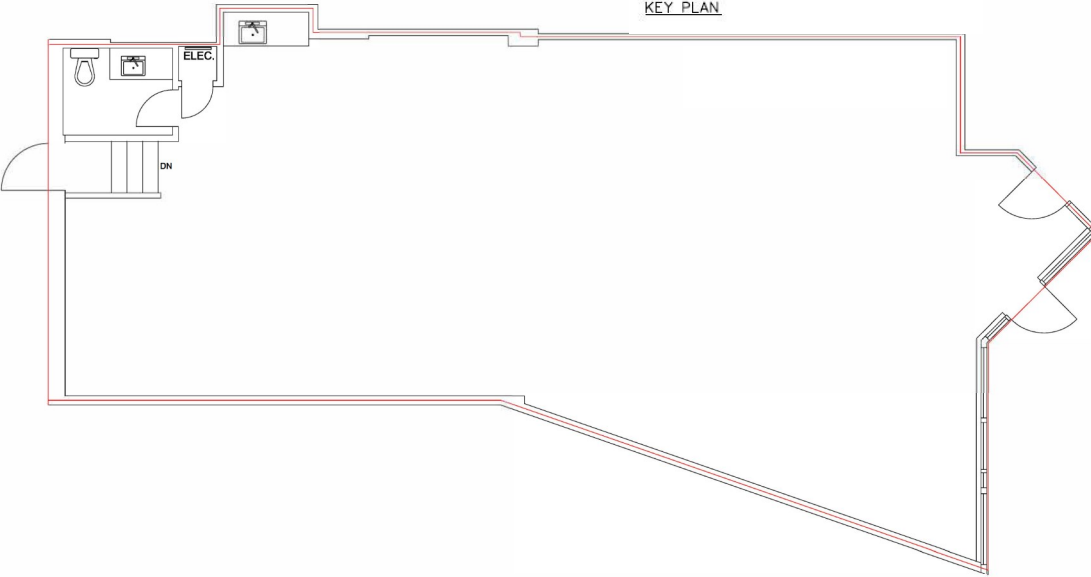
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KEY PLAN



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