

45

ALLEN STREET W, WATERLOO

UPTOWN FREE STANDING OFFICE BUILDING



BUILDING AREA

1,447 SF

LAND AREA

0.178 AC

TAXES

\$15,176.32/2023

ZONING

R4

LEGAL NON-CONFORMING
OFFICE USE

OFFERING PRICE

\$1,195,000

Features:

- * **Prime Location:** Situated just 3 blocks from the LRT stop, this converted office building offers easy access to uptown restaurants and a wide range of amenities
- * **Updated Roof:** Enjoy peace of mind with a new roof installed in May 2023, providing long-term durability and protection
- * **Ample Parking:** With nine on-site parking spaces and additional street parking available, convenience is at your doorstep for both employees and visitors
- * **Distinctive Workspace:** Experience a distinctive and elegant workplace environment within a charming neighborhood setting, perfect for creating a unique and welcoming atmosphere
- * **Functional Layout:** This property features five well-appointed offices and a spacious boardroom, offering versatility for your business needs
- * **Possession:** Negotiable with Lease in place until July 1st, 2024

BROOKS WAY
BROKER

BROOKS@COUPALMARKOU.COM
519-242-8642

THEO PAPADOPOULOS
SALES REPRESENTATIVE
THEO@COUPALMARKOU.COM
519-742-7000 x103

COUPAL MARKOU COMMERCIAL REAL ESTATE INC

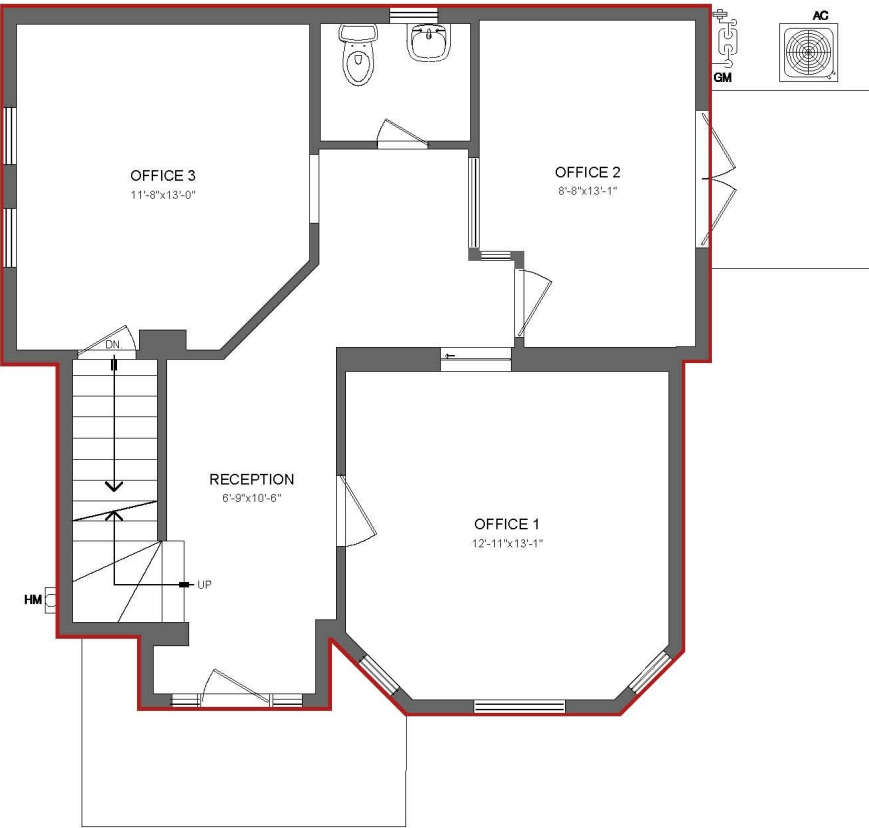
150 KING STREET SOUTH
WATERLOO, ONTARIO N2J 1P6
OFFICE 519-742-7000
FAX 519-742-7070

Coupal Markou

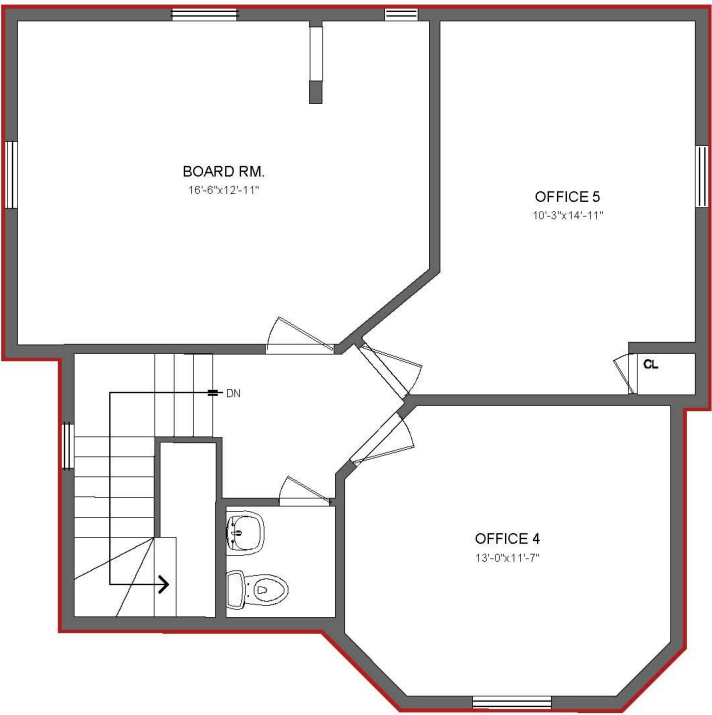
Commercial Real Estate Inc., Brokerage

www.coupalmarkou.com

Main Floor:
735 SF



Second Floor:
712 SF



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FOR SALE

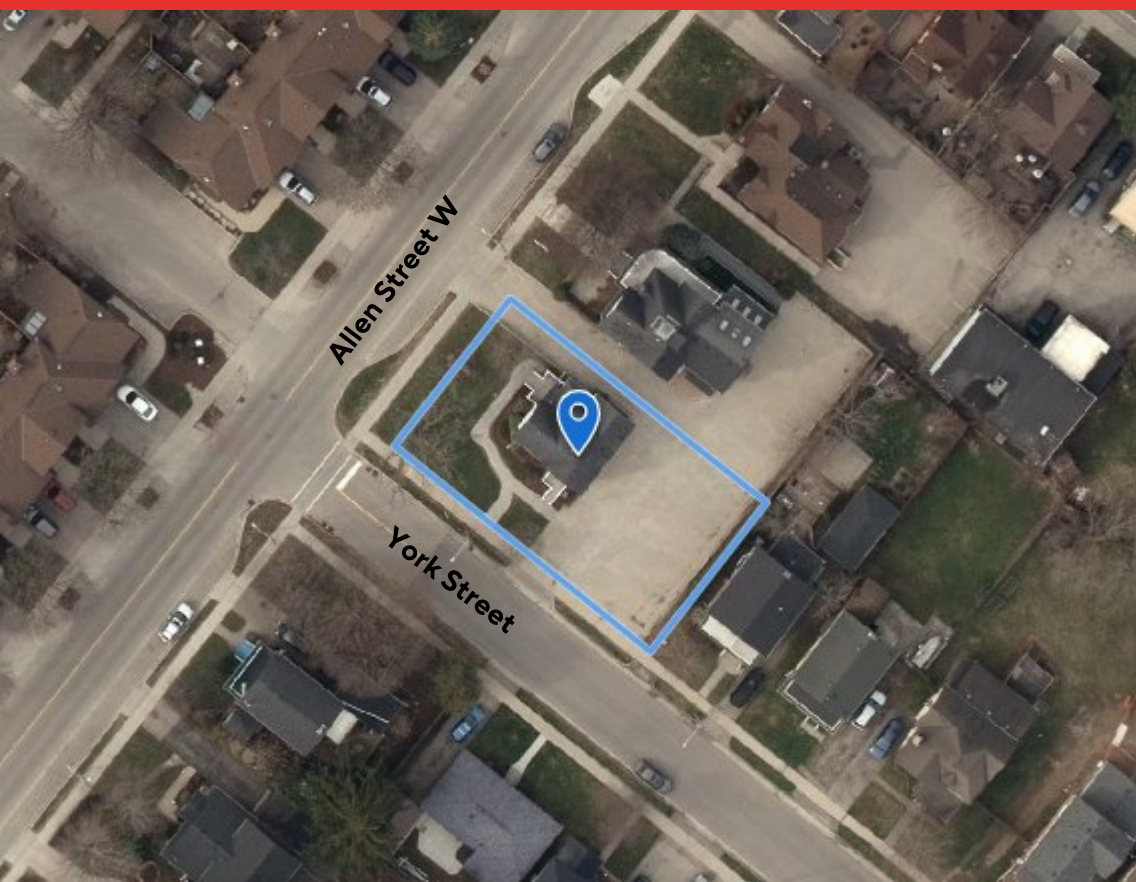
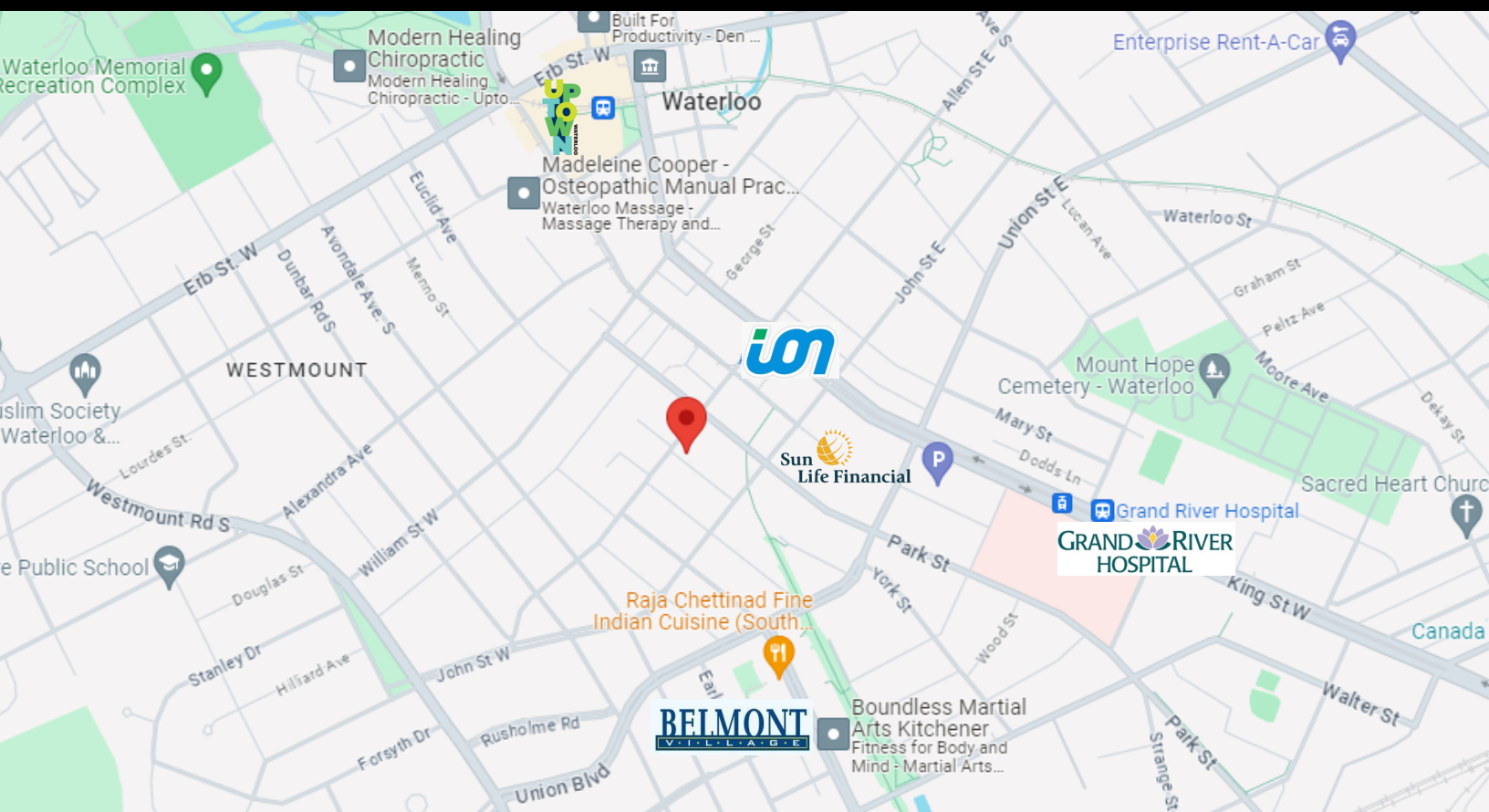
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