

# 647

KING STREET W, KITCHENER

**FOR SALE/LEASE**  
*Free Standing Office Building*



## Sale Price

\$1,275,000

## Highlights

<b>Intersection</b>	Wellington St N & King St W
<b>Building Size</b>	2,195 sq ft
<b>Acreage</b>	0.122 acres
<b>Zoning</b>	MU-3
<b>Possession</b>	Immediate
<b>Surface Parking</b>	5 spaces

## Lease Rate

\$3,800 / month gross  
+utilities

## Features

- New floors, trim, ceilings, lighting, HVAC, water heater, roof and stucco exterior
- Main floor – 3 private offices, open reception, kitchenet and bathroom
- Second floor – 3 private offices, open area, kitchenet and bathroom
- Located next to Bus & LRT stop
- High-visibility corner location
- Pristine and ready to occupy

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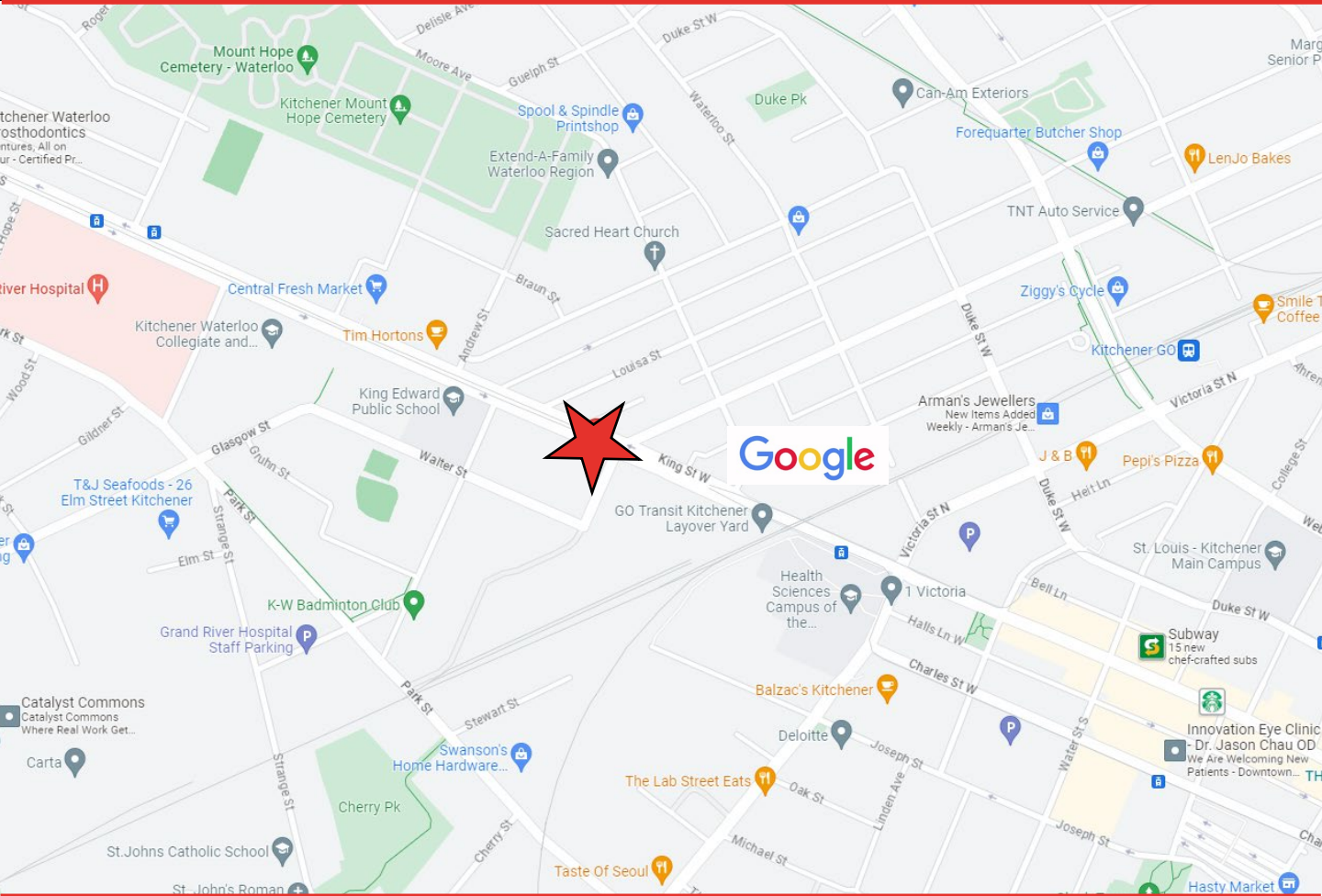
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