

1193

STAND ALONE COMMERCIAL BUILDING

QUEENS BUSH ROAD, WELLESLEY

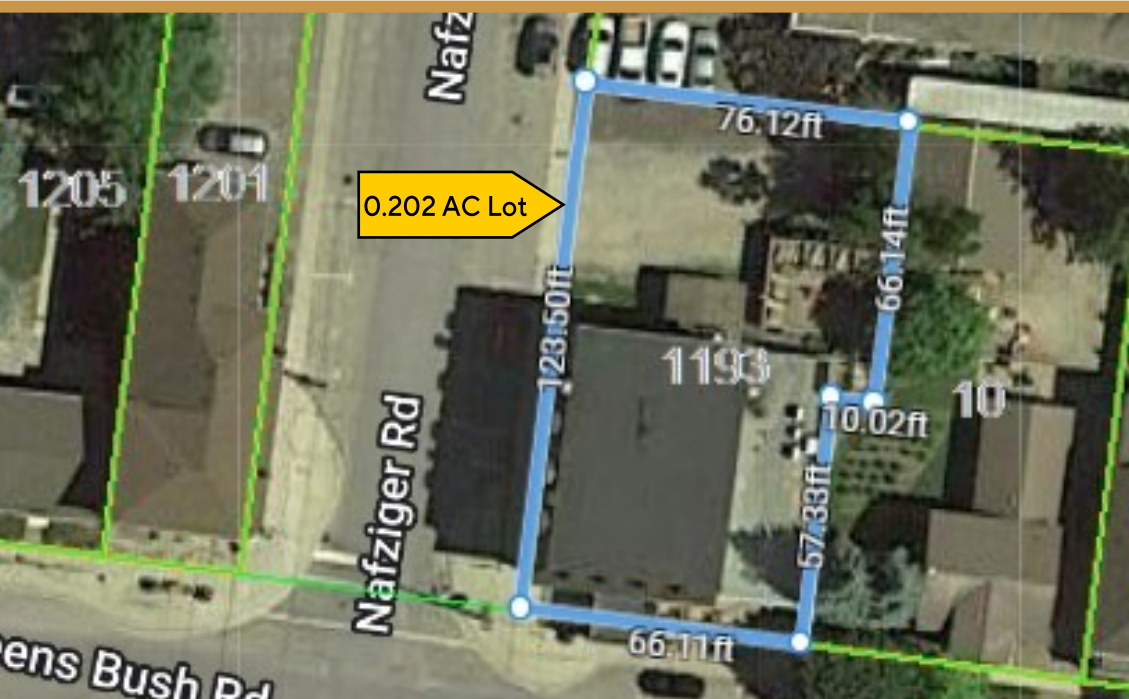
FOR SALE

1193

STAND ALONE COMMERCIAL BUILDING

QUEENS BUSH ROAD, WELLESLEY

FOR SALE



0.202 AC Lot

THEO PAPADOPOULOS  
SALES REPRESENTATIVE  
THEO@COUPALMARKOU.COM  
519-742-7000 x 103

MICHAEL CONRAD  
SALES REPRESENTATIVE  
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



**SIZE**  
**8,705 SQ FT**

**PROPERTY TAXES**  
**\$7,673.30/2023**

**ZONING**  
**UC**  
**URBAN COMMERCIAL**

**SALE PRICE**  
**\$895,000**

**FEATURES:**

- \* Located at the main intersection of Nafziger Rd and Queens Bush Rd in Wellesley
- \* 8,705 sq ft stand alone historic building for Sale
- \* 3,700 sq ft main floor currently set up as a restaurant/pub, fixtures included
- \* Potential for many other retail or office uses
- \* the second and third floor are unfinished and will require improving, residential income potential or a live work opportunity
- \* Includes 2 outdoor patios
- \* Immediate possession

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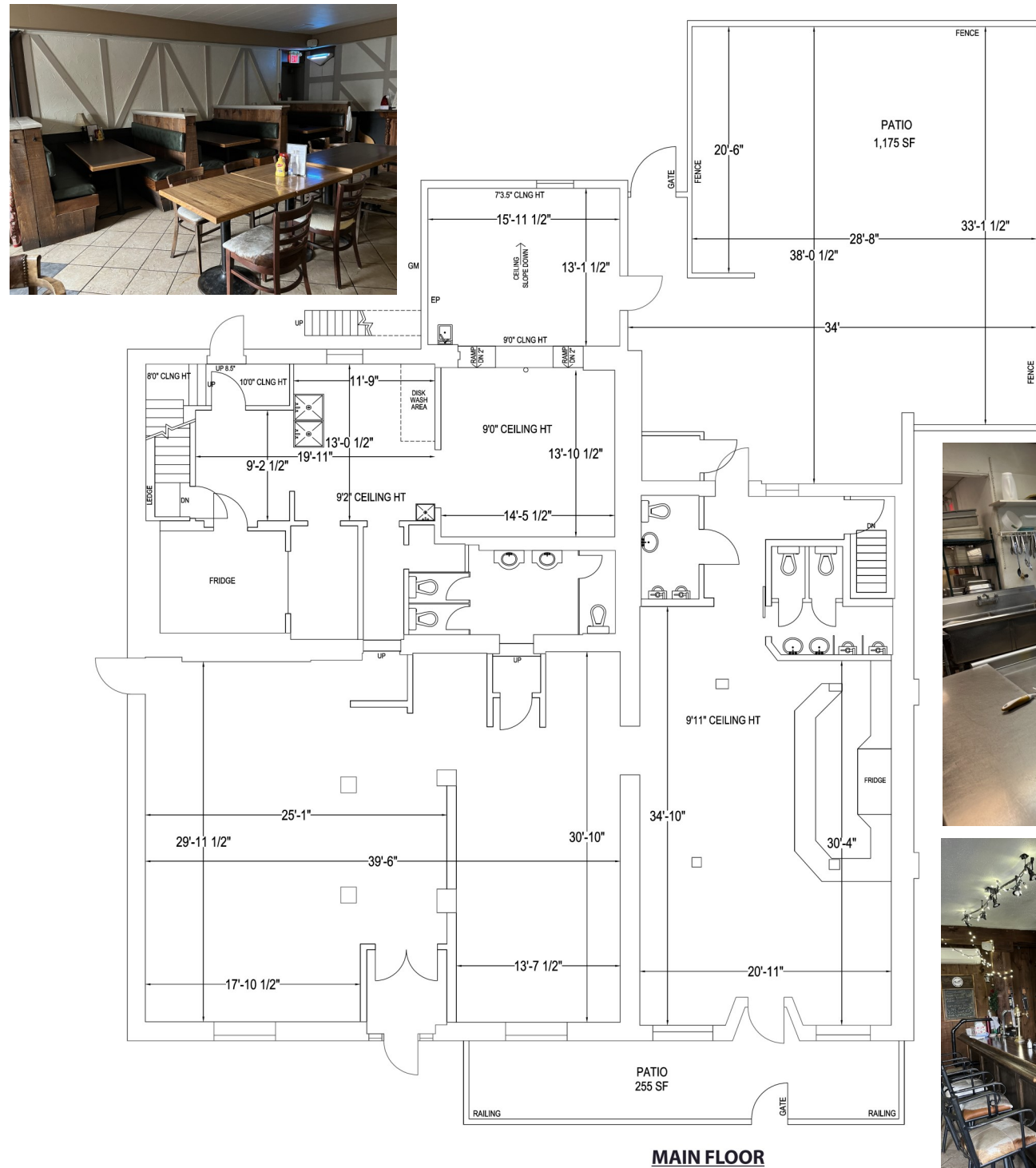


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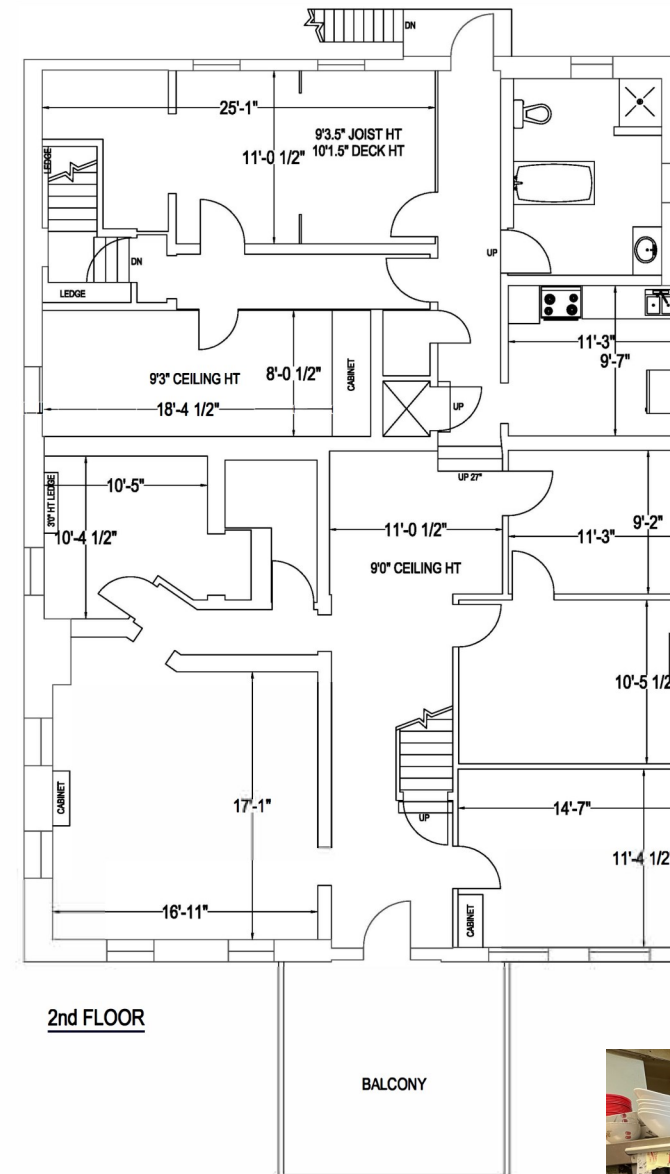
## QUEENS BUSH ROAD, WELLESLEY

**FOR SALE**  
**STAND ALONE COMMERCIAL BUILDING**

Main Floor - 3,777 Sq ft



2nd Floor - 2,466Sq ft



3rd Floor - 2,462Sq ft

