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FOR SALE/LEASE DTK RETAIL CONDO

David Street, Unit 104, Kitchener

Construction
has commenced!



UNIT SIZE
2,403 SQ FT

LEASE RATE \$20.00/SQ FT NET	SALE PRICE \$960,000
ADDITIONAL RENT <i>EST.</i> \$10.52/SQFT	PROPERTY TAXES <i>EST.</i> \$12,015/2022
ZONING MU-3	CONDO FEES \$1,106.05/MN

FEATURES:

- * Prime downtown Kitchener location near the corner of David Street and Courtland Avenue West
- * “Vanilla Box” Lower level retail space in a 6 storey condo building
- * Fully Air Conditioned
- * Both Walk & Bike scores for this location are very high, yielding many potential customers/clients
- * steps from a GRT Bus and ION Light Rail Transit Routes
- * Street parking and city lot located across the street
- * Possession: Q1 2023
- * MU-3 zoning allows for many uses

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COUPAL MARKOU COMMERCIAL REAL ESTATE INC.

150 KING STREET SOUTH
WATERLOO, ON N2J 1P6
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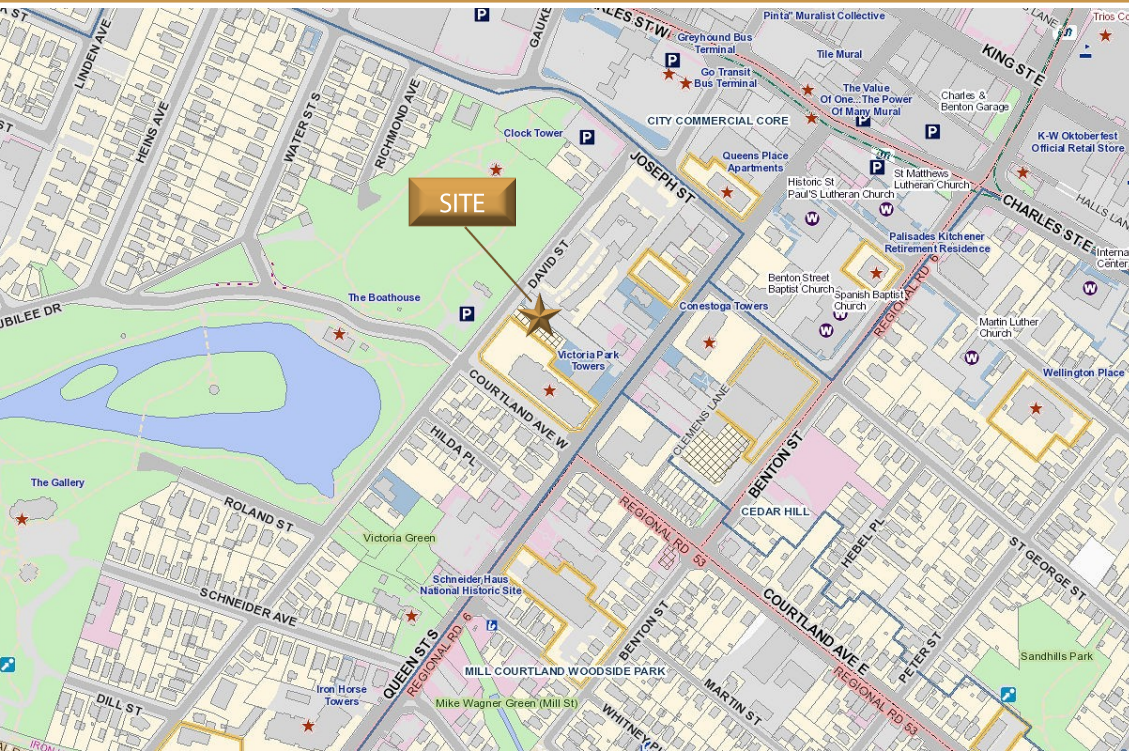
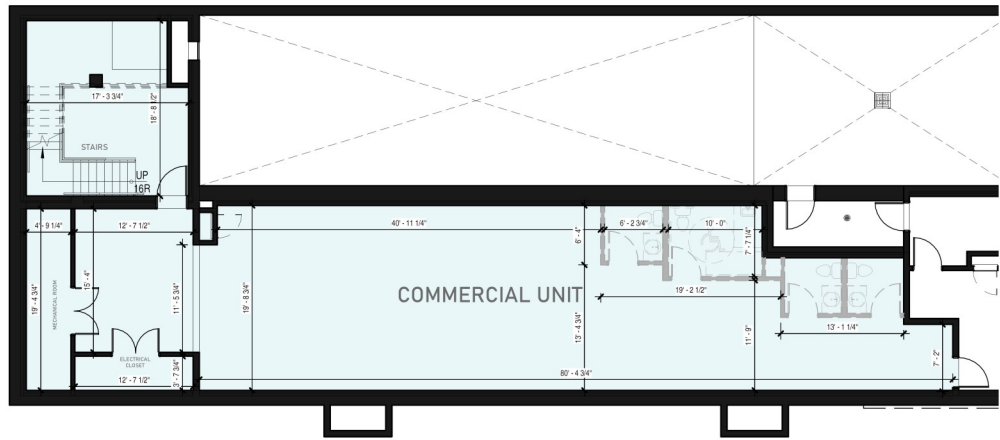
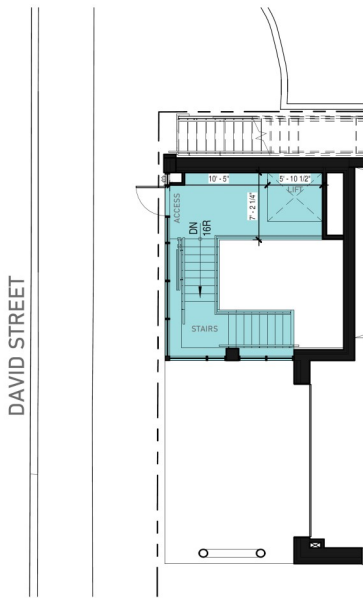


www.coupalmarkou.com

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