

373

BRIDGE STREET WEST, WATERLOO

FOR LEASE WALK-UP RETAIL SPACE



AVAILABILITY

#3 - 968 SQ FT
#5 - 951 SQ FT

LEASE RATE

\$24.00/SQ FT NET

ADDITIONAL RENT

\$10.62/SQ FT

Plus utilities and admin. fees

ZONING

C3-10

POSSESSION

Immediate

HIGHLIGHTS

- * Located at the busy intersection of Bridge St W and Dansbury Dr., between Lexington Rd and University Ave E in Waterloo
- * High visibility with frontage on Bridge Street in the Colonial Acres Plaza
- * 18,559 Average daily traffic count
- * Signaled intersection
- * Abundance of customer parking
- * 4 driveway entrances/exits to plaza
- * Near many amenities and within minutes to Hwy #85
- * Shell Gas Station anchored plaza
- * Current tenants include: Shell Gas, Little short stop, Little Caesar's Pizza, The Chill bar and grill, Double Taste Shawarma, Bridge West Dental Office, Reese Dry Cleaning, Total Health Pharmacy and Crystal Nail Spa Inc.
- * Neighbourhood plaza in affluent residential area
- * All units have rear door access for loading, storefront windows for displays and natural light and are fully air conditioned

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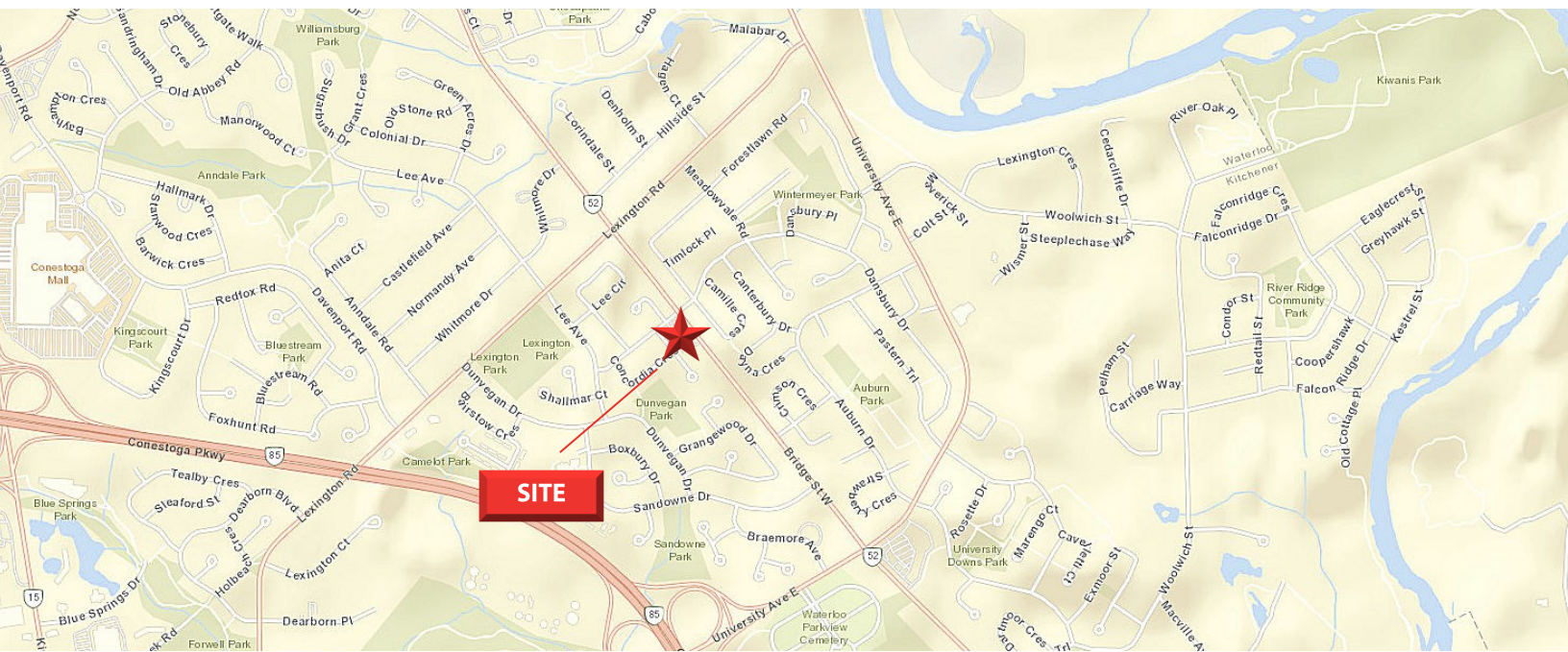


www.coupalmarkou.com

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Unit 3

- * 968 sq ft walk-up unit
- * Formerly used as an office but potential for many other office or retail uses



Unit 5

- * 951 sq ft walk-up unit
- * washroom
- * Formerly a Flower shop and is fully equipped with walk-in cooler and display shelving
- * Long term florist retired, great opportunity for new tenant

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