

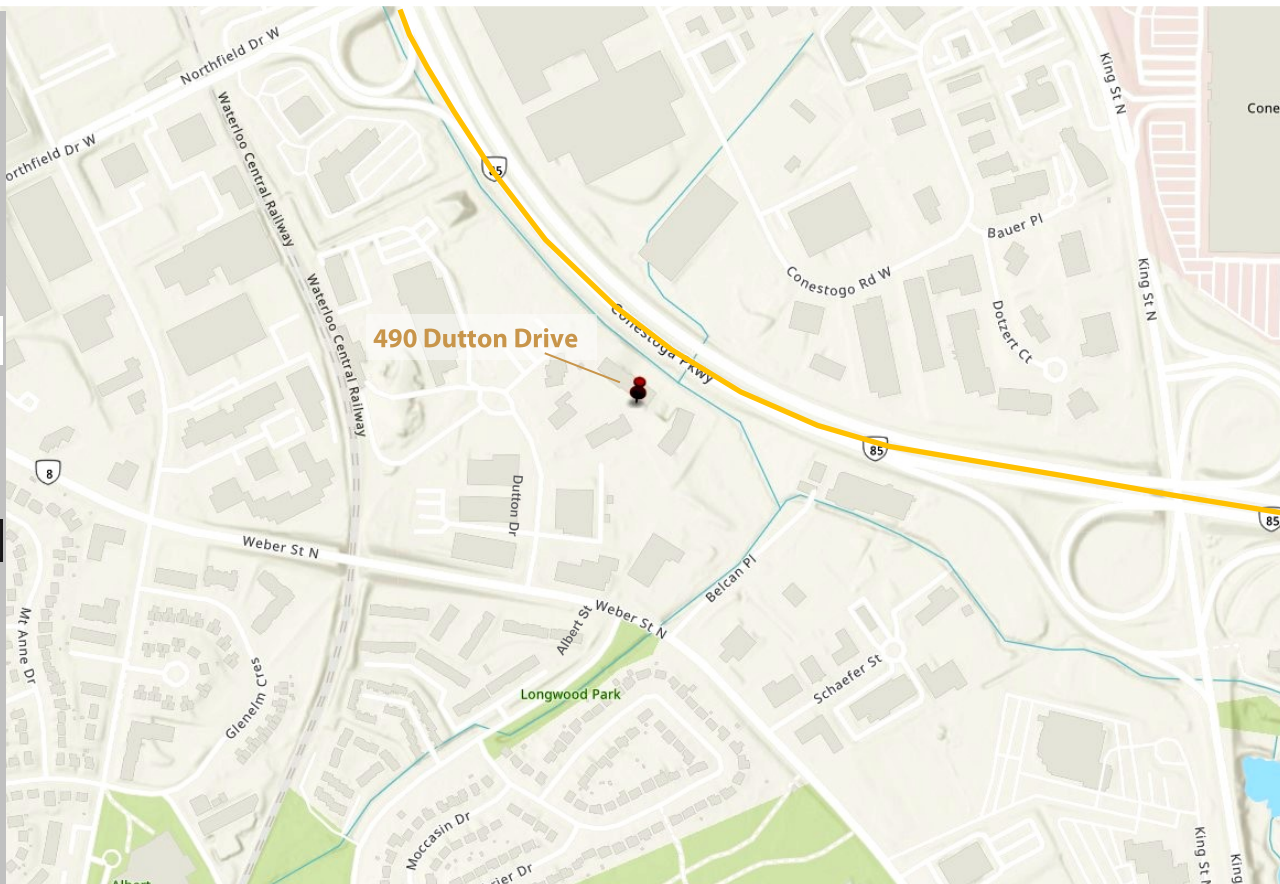
490

FOR SALE
OFFICE CONDO IN WATERLOO BUSINESS PARK
DUTTON DRIVE, UNIT B12, WATERLOO

490

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OFFICE CONDO IN WATERLOO BUSINESS PARK
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Nearby Amenities:



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TOTAL SIZE

2,260 sq ft

PROPERTY TAXES

\$10,488.65/2023

CONDO FEES

\$836.07^{+hst} Monthly

ZONING

E3-27

SALE PRICE

\$595,000

FEATURES

- * Located on Dutton Dr, off Weber St N in Waterloo
- * 2,260 square feet, Dutton business park office condominium in Waterloo
- * Very good office floor plan consisting of multiple private offices, boardroom, server room, kitchenette and is fully air conditioned
- * Unit features Two washrooms; 1 regular sized and 1 oversized for easier accessibility
- * 5 assigned parking spaces, an additional (1) designated Handicap Parking space out front and ample additional parking in common areas
- * Excellent North Waterloo location near Northfield Hwy #85 interchange
- * Desirable Waterloo zoning
- * Status report available as part of due diligence
- * Immediate possession

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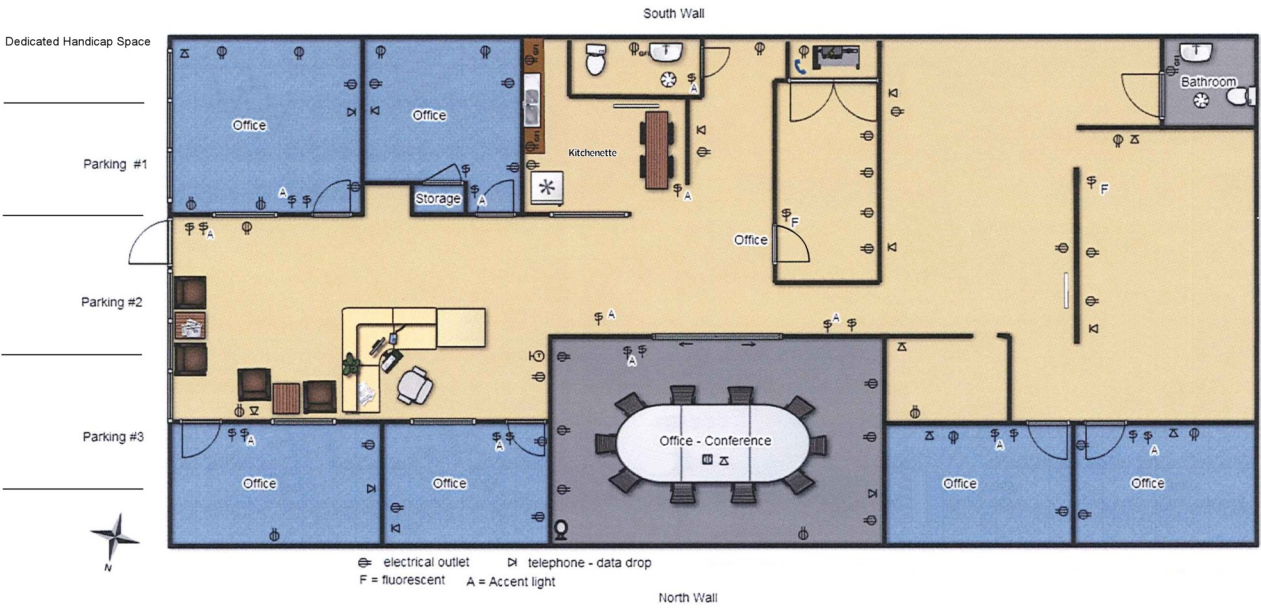
FOR SALE

OFFICE CONDO

Unit B12 - 2,260 Sq Ft

Parking #4

Parking #5



5 Regular + 1 Handicap designated parking spaces

