

255

King Street North, Waterloo

## LEASE ASSIGNMENT

**SALE PRICE**

\$135,000

**SECURITY DEPOSIT**

\$40,000 to the landlord

**AVAILABILITY**

Unit 12 - 937 Sq ft

**CURRENT RENT**

≈ \$5,244.00/Month

Inclusive of: Base Rent, TMI, Signage &amp; Administration + HST

**ZONING**

MIX-2

**POSSESSION**

Immediate

**FEATURES**

- \* Located on King Street North, near the King and University intersection
- \* Recent business operating as a pizzeria
- \* Existing lease expires August 31, 2031
- \* Alternative uses and lease assignment subject to Landlord approval
- \* No business financials and/or sales numbers available
- \* Fixtures include a hood, bathroom, electrical and upgraded HVAC

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*Showing schedule to be determined*



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## LEASE ASSIGNMENT

## What's Nearby

## Restaurants:

Subway/Poke Box/Thai Express .01km

## Coffee:

Starbucks .1km

## Bars:

Phil's .22km

## Groceries:

Farah Market Express .2km

## Parks:

Veteran's Green .3km

## Schools:

Wilfrid Laurier University .4km

## Entertainment:

Pin-Up Arcade Bar .2km

## Errands:

BMO Bank of Montreal .05km

Smoke's Poutinerie Waterloo .03km

Coffee: Chatime Waterloo (King) .03km

Bars: Morty's Pub .08km

Groceries: Neighbours Market .07km

Parks: Veteran's Garden .3km

Schools: Wilfrid Laurier University .4km

Shopping: 7-Eleven Canada, Inc. .1km

Entertainment: Kitchen Water Chamber ... 1.1km

Errands: BMO Bank of Montreal .05km

Commute to Downtown Waterloo

3 min 11 min 6 min

22 min

Walk Score 81

Very Walkable

Most errands can be accomplished on foot.

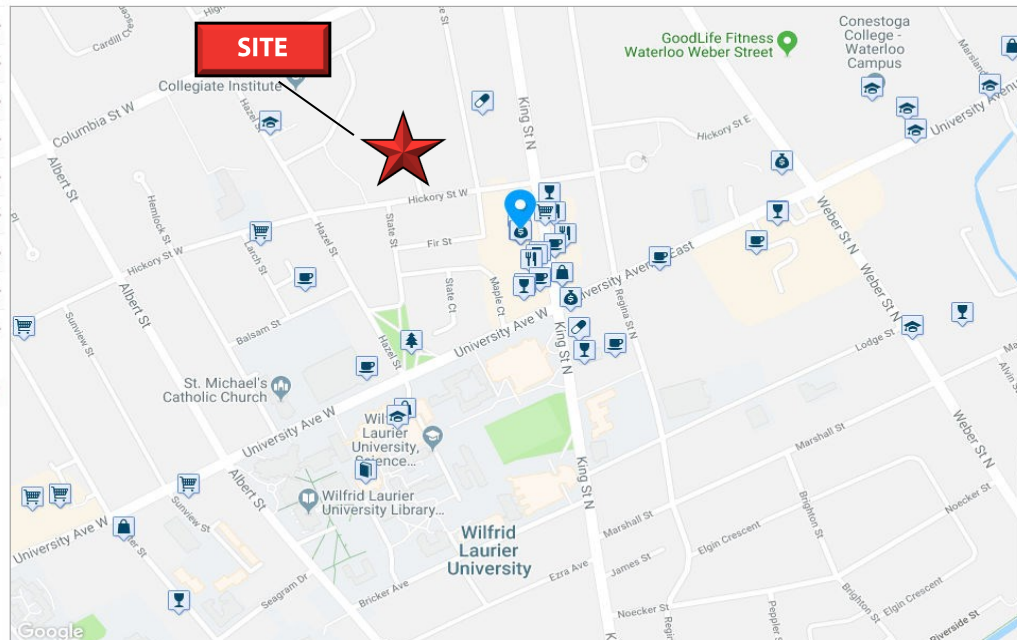
Transit Score 66

Good Transit

Many nearby public transportation options.

Bike Score 60

Bikeable



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