

RECENTLY RENOVATED COMMERCIAL PLAZA

298 Highland Road East
~ KITCHENER ~



Coupal Markou

FOR SALE

Recently Renovated Commercial Plaza **FOR SALE**

298 Highland Road East, Kitchener

Property Specifications

Total Building Size: 12,692 SQ FT

Building Breakdown :

Unit #	Tenant	Location	Area
1	Owner Occupied - Deer Ridge Periodontics	Main Floor	3,909 sq ft
		Lower Level	2,221 sq ft
2	Excel Hair Salon	Main Floor	1,440 sq ft
3	Pharmacy	Main Floor	2,700 sq ft
4	JJ's Convenience	Main Floor	2,422 sq ft

Offering Price: \$5,500,000

Highlights:

- ⇒ Located on Highland Road East, close to Stirling Avenue South in Kitchener
- ⇒ Recently renovated with significant upgrades to the plaza include new fascia, glass storefronts, signage, canopies, partial parking lot reface and landscaping
- ⇒ Good vehicle and pedestrian traffic
- ⇒ Four separately tenanted rental units with the anchor tenant, Deer Ridge Periodontics, in a brand new 6,130 sf state of the art dental clinic
- ⇒ Other tenants are Medicine Shoppe Pharmacy, JJ's Convenience and Excel Hair Salon
- ⇒ The plaza is centrally located and easily accessible from all areas of K-W

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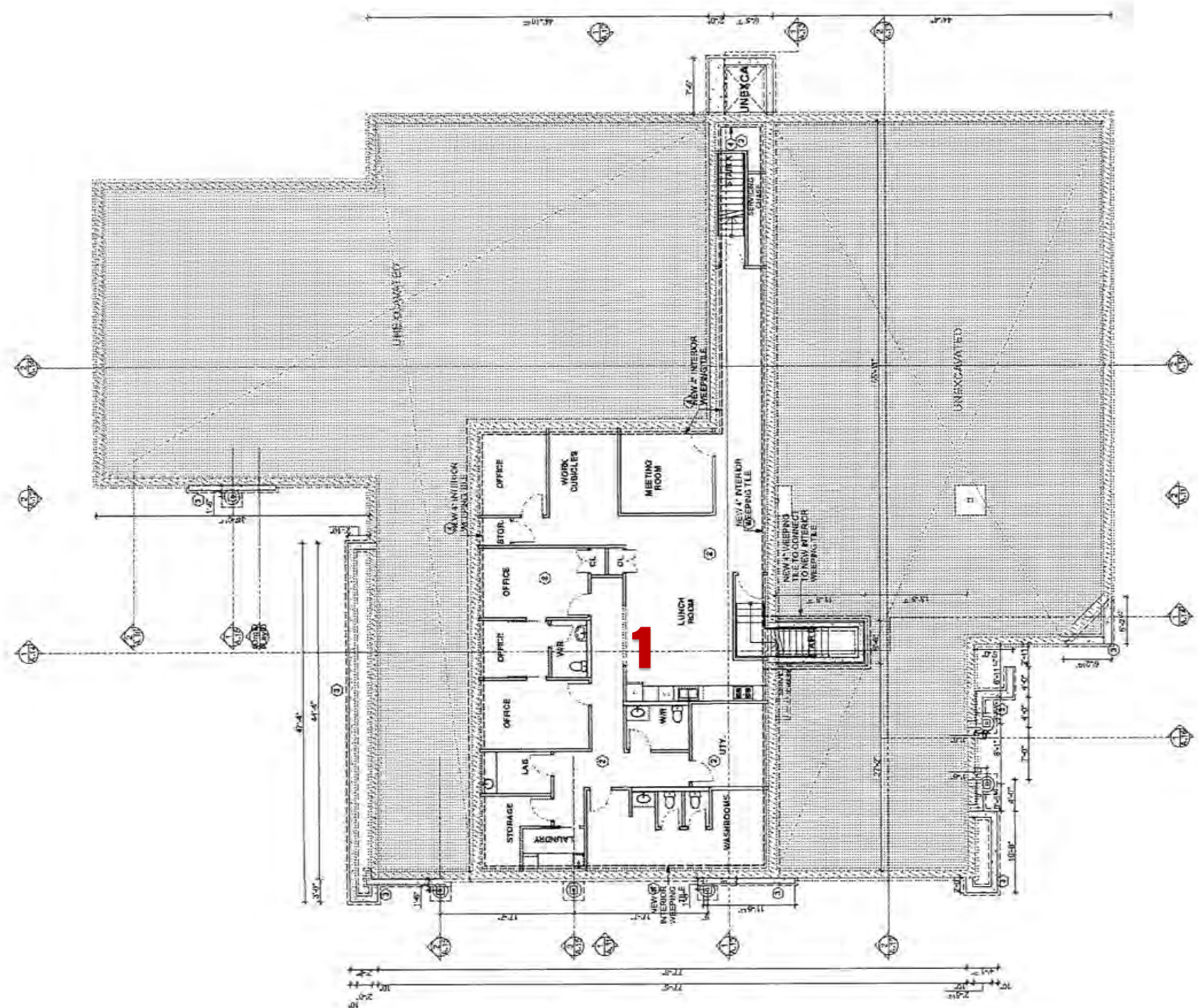
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Lower Level



Highland Rd E

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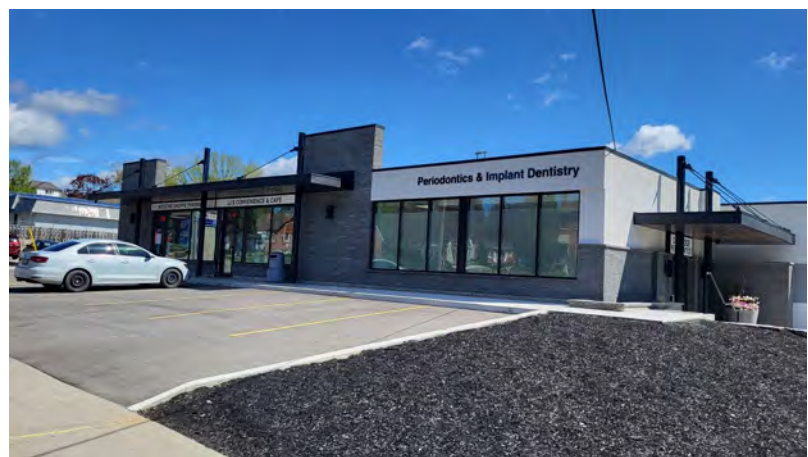


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Exterior Images



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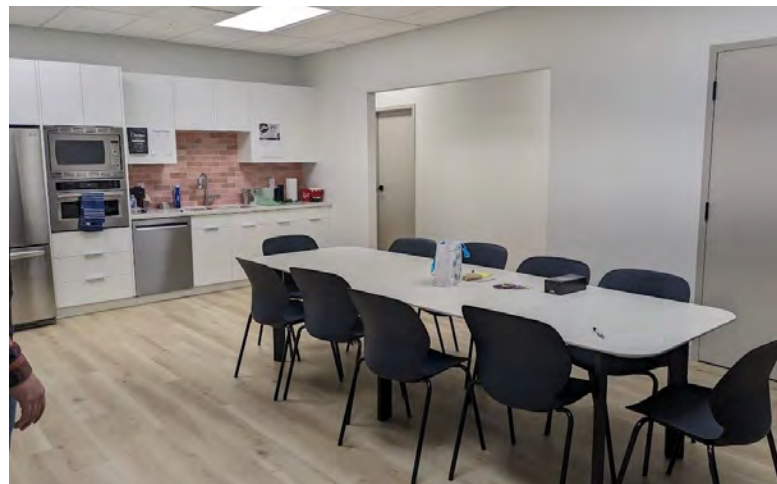
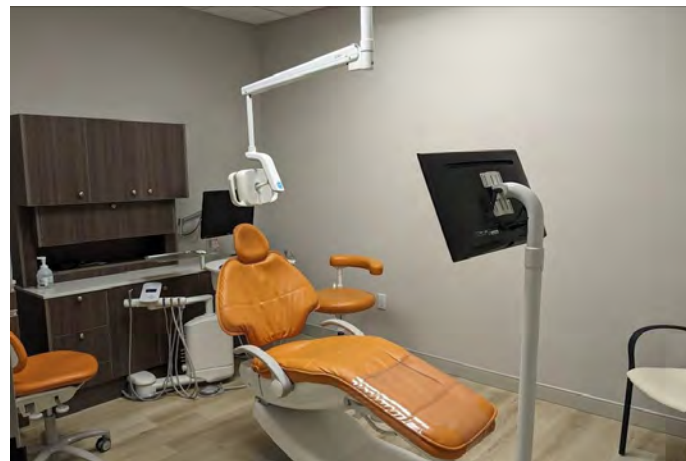


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Interior - Periodontics



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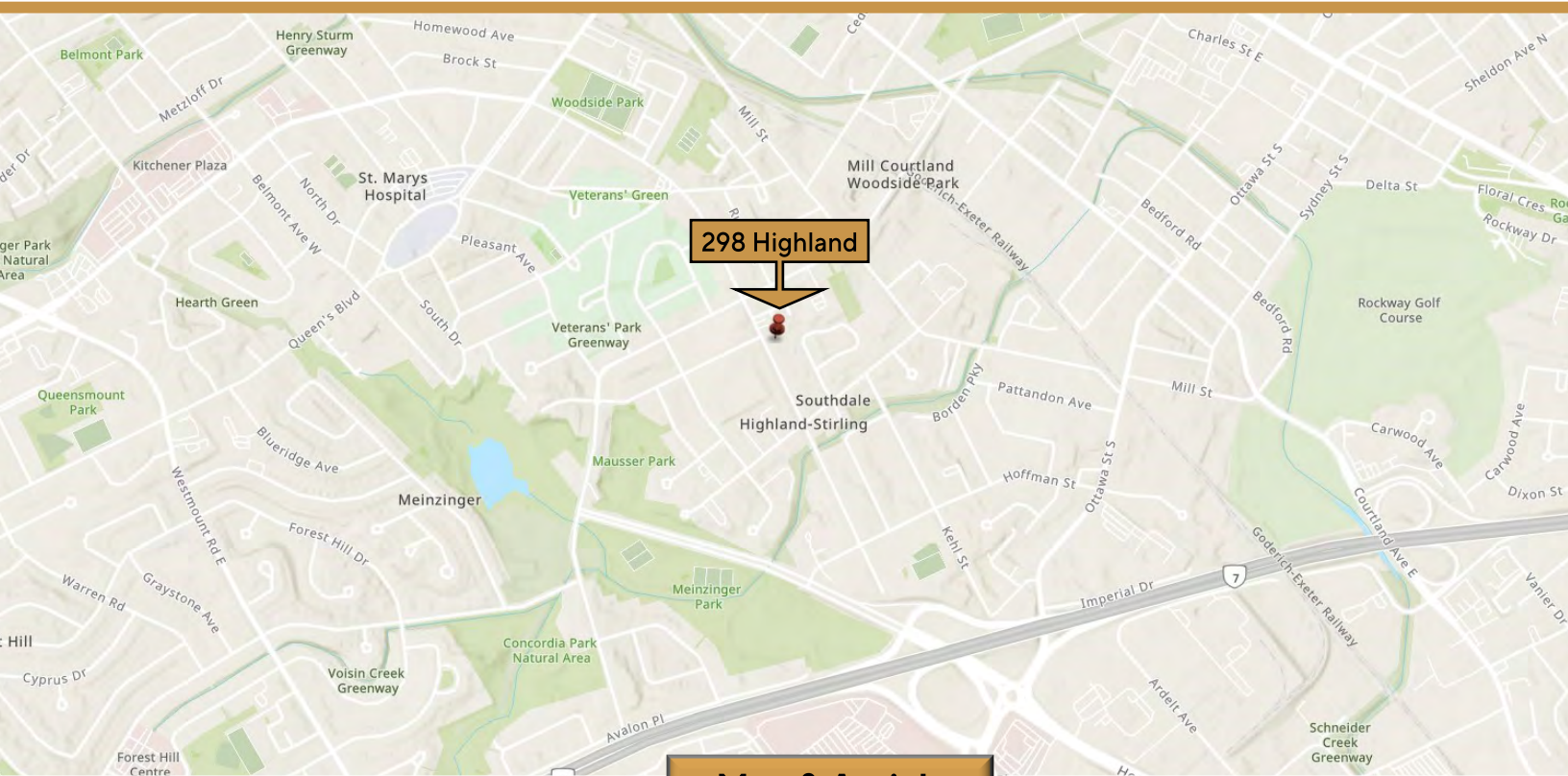
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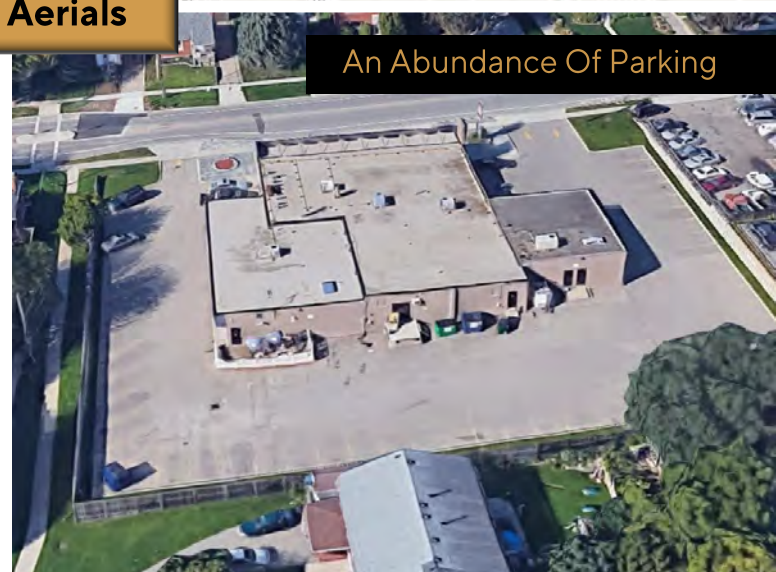
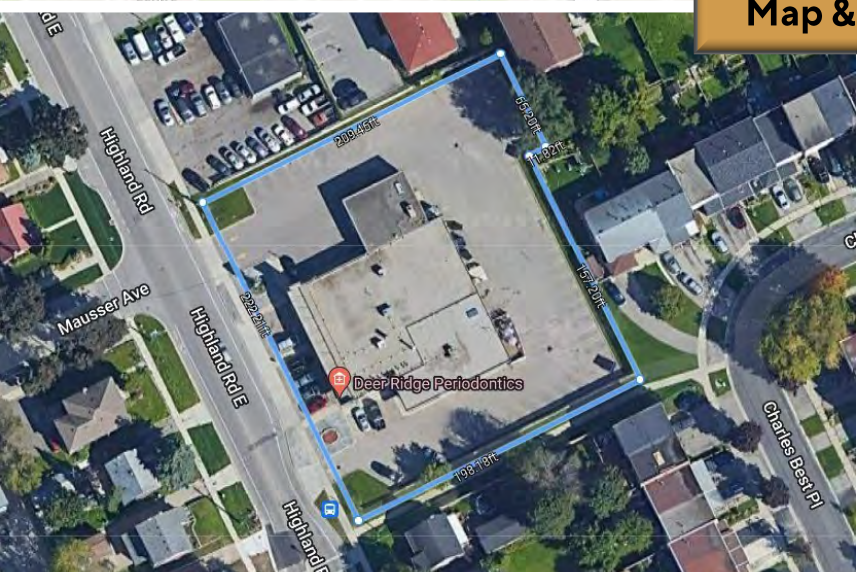
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Map & Aerials



An Abundance Of Parking

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CONFIDENTIALITY AND INDEMNIFICATION AGREEMENT

To: WACIUK REAL ESTATE HOLDINGS INC. (the "Seller('s)")
Re: 298 Highland Road East, Kitchener (the "Property")

We have requested from Coupal Markou Commercial Real Estate Inc. ("Coupal Markou Commercial") through Michael Conrad and/or Peter Kruschen, information, including confidential and proprietary information, which has not been generally disclosed to the public, for use in evaluating a potential purchase of the Property.

In exchange for good and valuable consideration provided by the Seller and Coupal Markou Commercial, including, without limitation, the delivery of proprietary information, the receipt and sufficiency of which is hereby acknowledged, we agree to keep confidential any and all information supplied to us concerning the Property that is not a matter of public record and not to utilize any such information for our own benefit (or for the benefit of anyone else) other than for the evaluation of the Property with respect to a potential purchase.

We understand that we may transmit any such information to partners, officers, directors, employees or legal or financial advisors (collectively, "representatives") but only to the extent that they need to know such information for the purpose of such an evaluation. We undertake to inform such representatives of the confidential nature of such information and that they will be bound by the terms of this Agreement. We agree to be responsible for any breach of this Agreement by our representatives. We agree that any legal, financial or any other third-party advisors that are retained by us, to act on our behalf, will be compensated by us.

Upon the Seller's request, we agree to return all documentation provided herewith and any notes or copies made thereof.

We agree to indemnify and save harmless the Seller and Coupal Markou Commercial from any claims, losses, damages, and liabilities whatsoever (including legal fees on a substantial indemnity basis and disbursements) arising out of a breach by us or any of our representatives of any of the terms or provisions of this Agreement.

The undersigned understands and acknowledges the possibility of dual agency on the part of Coupal Markou Commercial, and hereby consents of limited dual agency during the term of this Agreement, wherein Coupal Markou Commercial shall maintain confidentiality with respect to pricing intentions, corporate objectives, and motivation.

Coupal Markou Commercial shall be responsible for the payment of brokerage fees stipulated on the current MLS listing contract to any brokers, agents, or consultants in connection with this offering.

Client Name: _____

Company: _____

Phone: _____

Email: _____

Signature: _____

Date: _____

(I have the authority to bind the Corporation)

Agent Name: _____

Brokerage Name: _____

Phone: _____

Email: _____

Signature: _____

Date: _____

Please return to the attention of: Amanda Lingard: amanda@coupalmarkou.com