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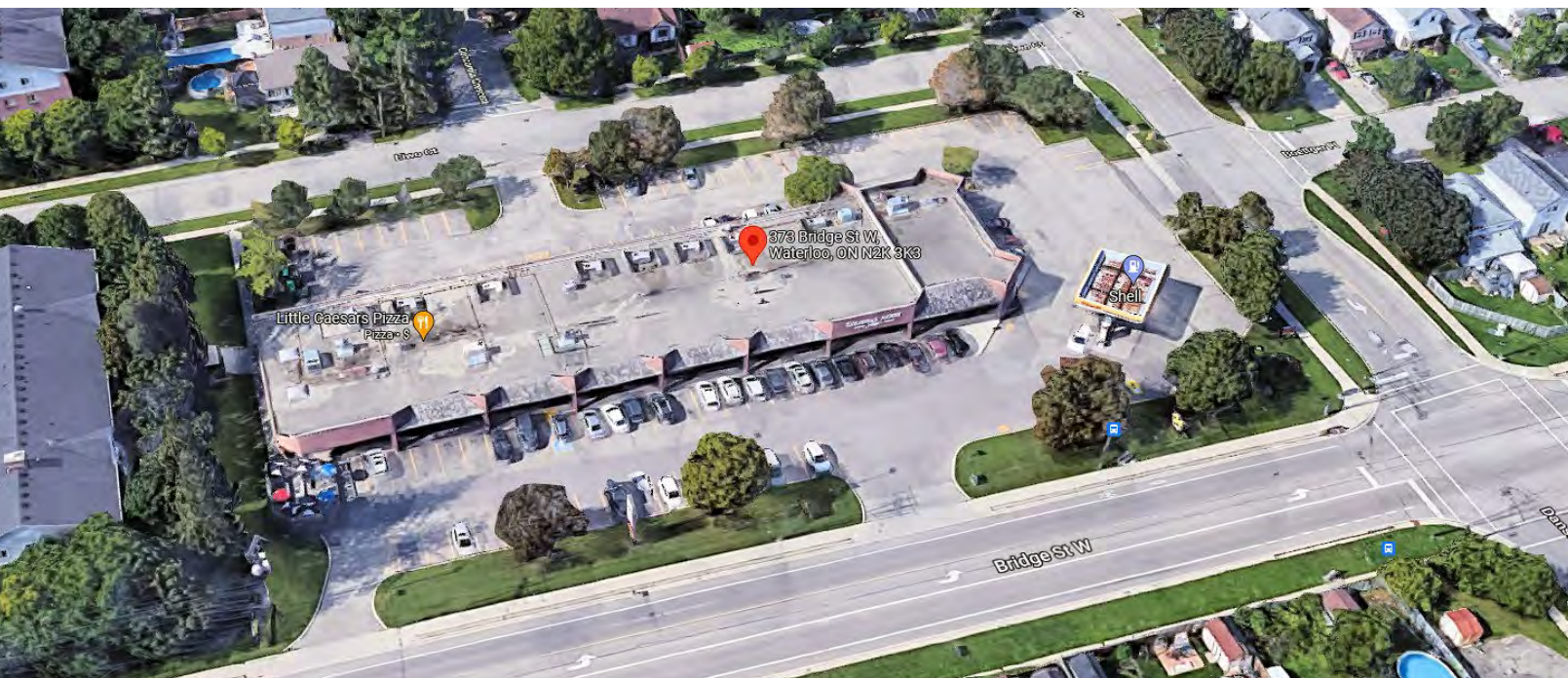
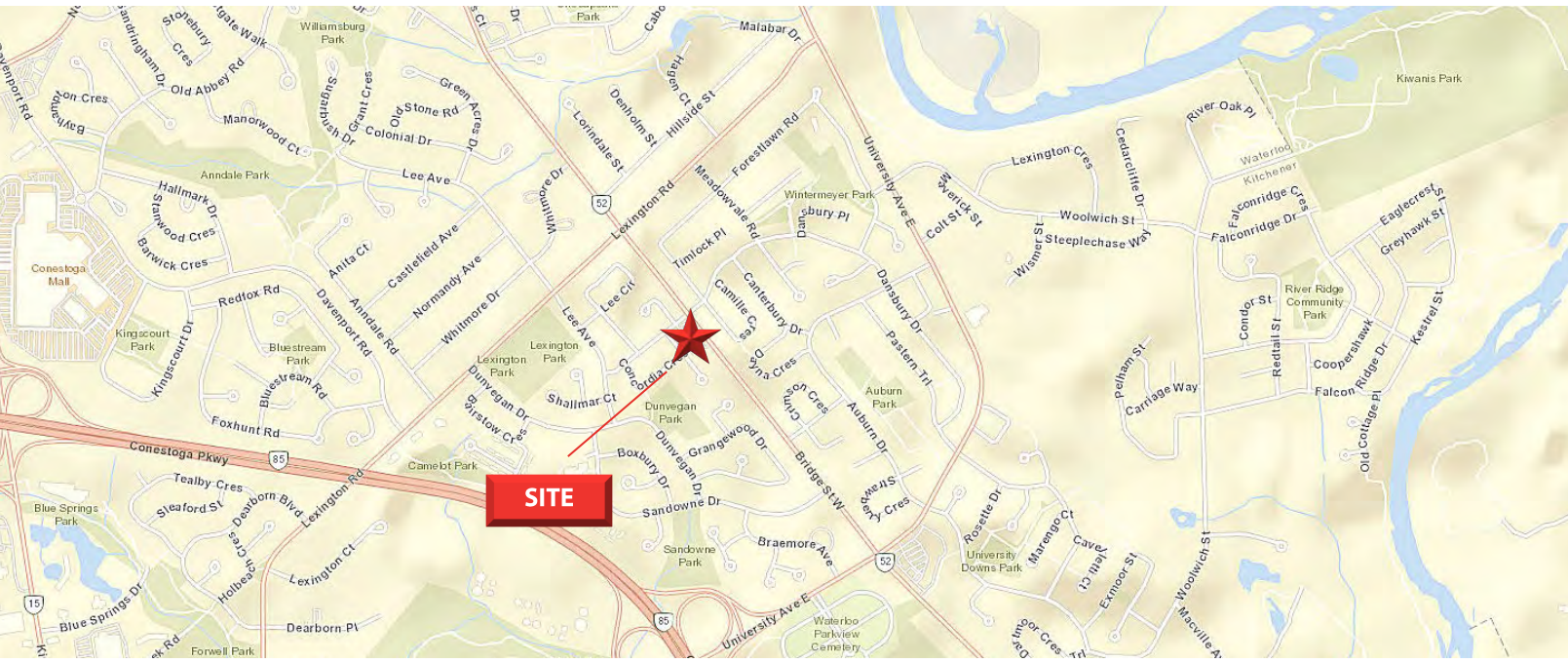
FOR LEASE WALK-UP RETAIL SPACE

BRIDGE STREET WEST, WATERLOO

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AVAILABILITY

- #2 - 1,155 SQ FT
- #3 - 968 SQ FT
- #4 - 2,340 SQ FT
- #5 - 951 SQ FT
- #7 - 1,181 SQ FT

LEASE RATE

\$24.00/SQ FT

ADDITIONAL RENT

\$11.00/SQ FT
PLUS UTILITIES

ZONING

C3-10

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FOR LEASE WALK-UP RETAIL SPACE

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
- * Many units already include tenant improvements i.e. restaurant/ hair salon/ florist/ wellness clinic



Unit 2

- * 1,155 sq ft walk-up retail/office unit
- * Fully equipped and ready to open for Doctors, Chiropractors, physio therapist clinic or alternative medicine etc. 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



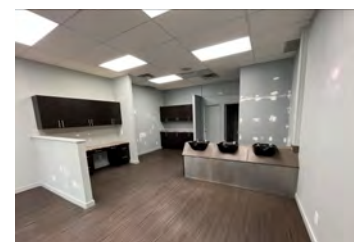
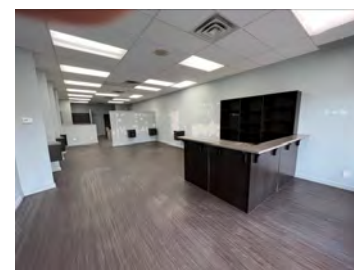
Unit 3

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



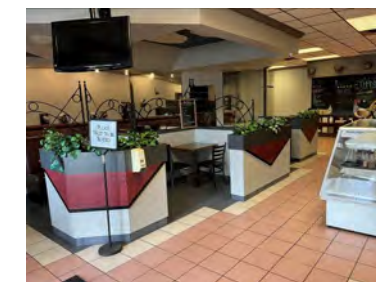
Unit 7

- * 1,181 sq ft walk-up unit
- * Former hair salon, equipped with reception area, washing basins and cutting stations



Unit 4

- * 2,340 sq ft walk-up unit
- * Fully built out restaurant including: full kitchen area with hood/ coolers and 4 wash-rooms etc..



- * Complete with customer seating area, counters and displays cases

