



FOR SALE

584 WEBER ST N, WATERLOO

\$179,000

\$5,752 Gross Rent

1,400 Sq Ft

Health QSR Franchise

READY FOR SECONDS?

Call me to discuss this listing today.

FRESHII NORTH WATERLOO

Modern Freshii franchise location in great location in north Waterloo. This is a premium location in a retail hub that is surrounded by tons of industrial, office, and retail mix. Located directly off of Highway 85 and just north of the universities.

Great signage in a plaza with AAA tenants and parking for 75 with a major bus line on Northfield. Bright unit in great condition and solid sales. Potentially available with one other franchise location in the immediate area. Please do not go direct or speak to staff.

Gross lease rate of \$5,752 including TMI with 2 + 5 + 5 years remaining on the long lease. Seating for 24 + 6 on the patio. Royalties of 6% + 1.5%. Net income for hands-on ownership on top of salary.



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carve REAL ESTATE



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OTHER LOCATIONS:



FRESHII SOUTH KITCHENER

- Located in a very popular restaurant hub
- 1,137 Sq Ft
- \$6,460 Gross Rent
- Seating for 18 + 30 on the patio



MATTER OF TASTE COFFEE BAR

- 20 years of experience in the area
- 1,400 Sq Ft
- \$4,142 Gross Rent
- Seating for 20 + 15 Patio



COFFEE OF THE WORLD

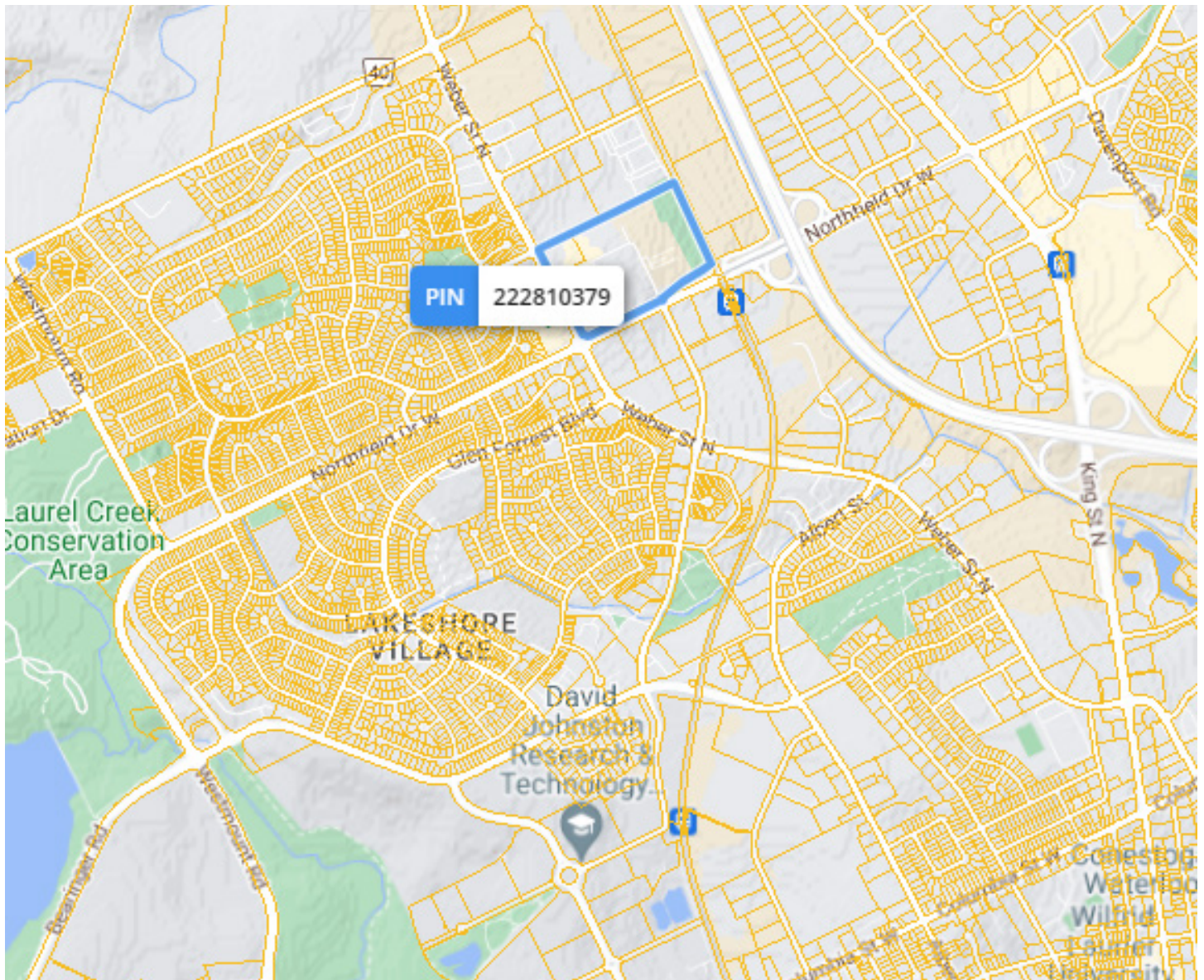
- Very famous coffee spot in Waterloo
- 2,700 sq ft
- \$8,584 gross rent
- Seating capacity for 30 people



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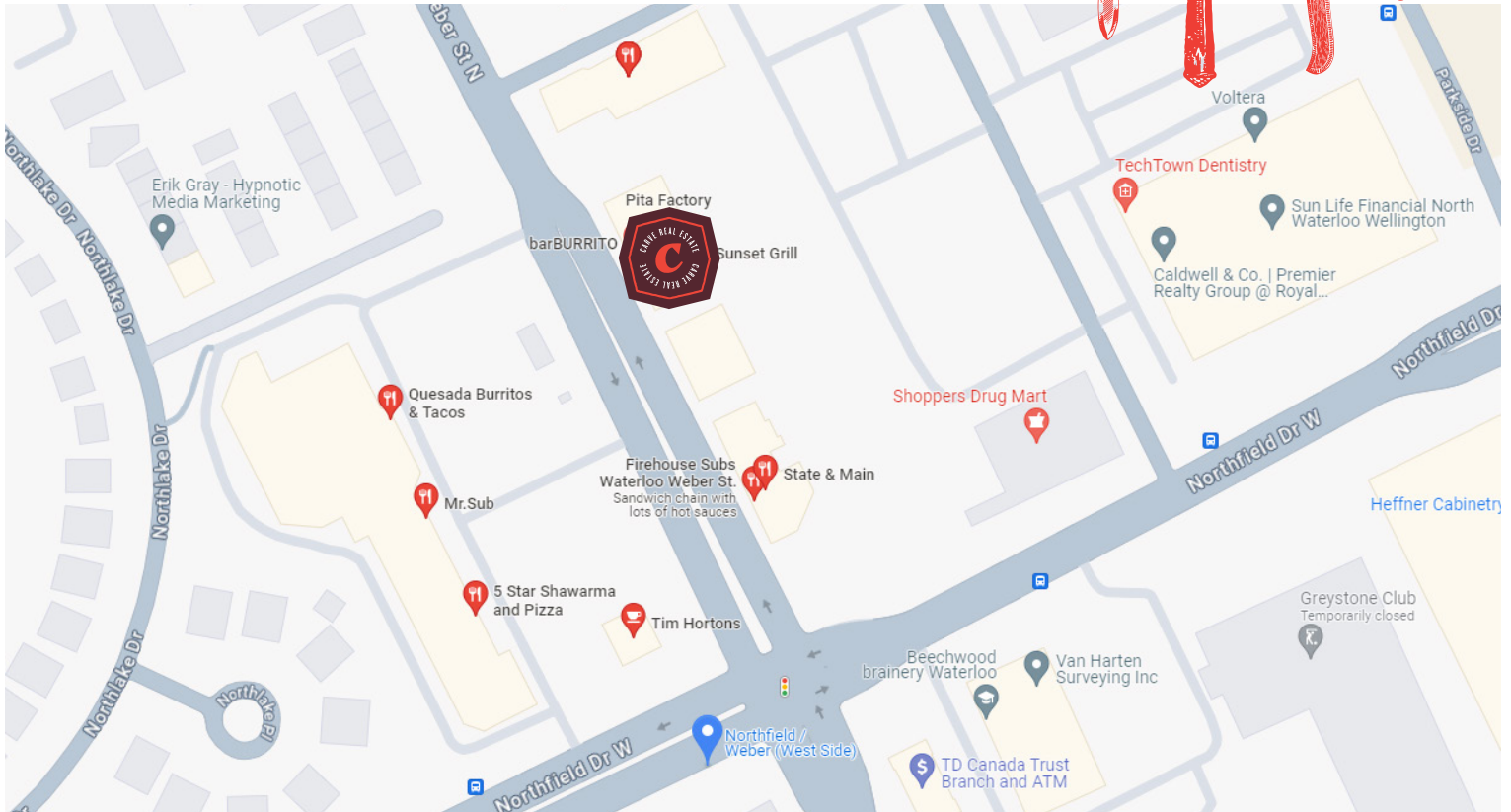
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BUILDING DETAILS

Kitchener-Waterloo is one of the jewels of Ontario for many reasons. Home to 2 of the top Universities in the country that lie just to the south of this plaza. It is also the tech hub of Ontario and home to many of the top companies that work in the country.

The circular highway is just to the east and the offices, retail, industrial, and residential buildings continue to go up all around it.

Property Details: This is a newer plaza and it is home to a number of top restaurants and retailers. There is great signage and tons of parking options and other big plazas nearby to help bring consumers to the area.

This is the junction of a number of major roads with constant traffic.

LOT SIZE

Frontage:

748.31 ft along Weber St N

Depth:

Approximately 1,660.63 ft

Dimensions:

4.58 ft x 341.11 ft x 323.87 ft x 0.61 ft x
6.57 ft x 975.03 ft x 1,660.63 ft x 13.16
ft x 0.49 ft x 0.49 ft x 0.49 ft x 681.49 ft
x 0.27 ft x 50.08 ft x 0.42 ft x 297.19 ft x
71.18 ft x 920.46 ft x 18.45 ft x 9.18 ft

Size:

1,733,644.50 ft² (39.799 ac)



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