

FOR SALE

35 KING ST N, WATERLOO

\$219,000

\$6,637 Gross Rent

1,700 Sq Ft

Cafe & QSR

OLD FIREHALL CONFECTIONARY

Beautiful Uptown Waterloo location on King Street North in Waterloo. This is a new buildout with all new leaseholds and equipment. Currently a modern cafe and dessert restaurant. This new store is only one year old in a premium location in downtown (Uptown) Waterloo in a new commercial unit that is already boasting solid growing sales.

Open for rebranding into a different concept, cuisine, or franchise. Please do not go direct or speak to staff.

New lease paying \$6,637 Gross including TMI with 9 + 5 + 5 years remaining. Excellent location and a beautiful buildout in historic Waterloo. Seating for 20 + 12 on the patio. 1 large walk-in freezer.

READY FOR SECONDS?

Call me to discuss this listing today.



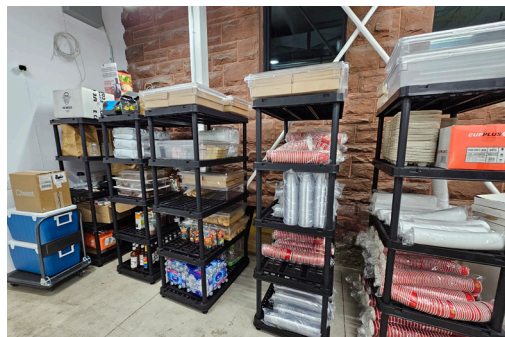
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OTHER LOCATIONS:



DAMASK RESTO MARKET

- QSR - Market - Bakery
- 2,473 Sq Ft
- \$8,155 Gross Rent
- Seating for 24 + 12



GRILL HOUSE

- Quick Service Restaurant QSR
- 1,200 Sq Ft
- \$2,743 Gross Rent
- Seating for 16



QDOBA MEXICAN EATS

- QSR Franchise
- 2,080 Sq Ft
- \$9,530 Gross Rent
- Seating for 40

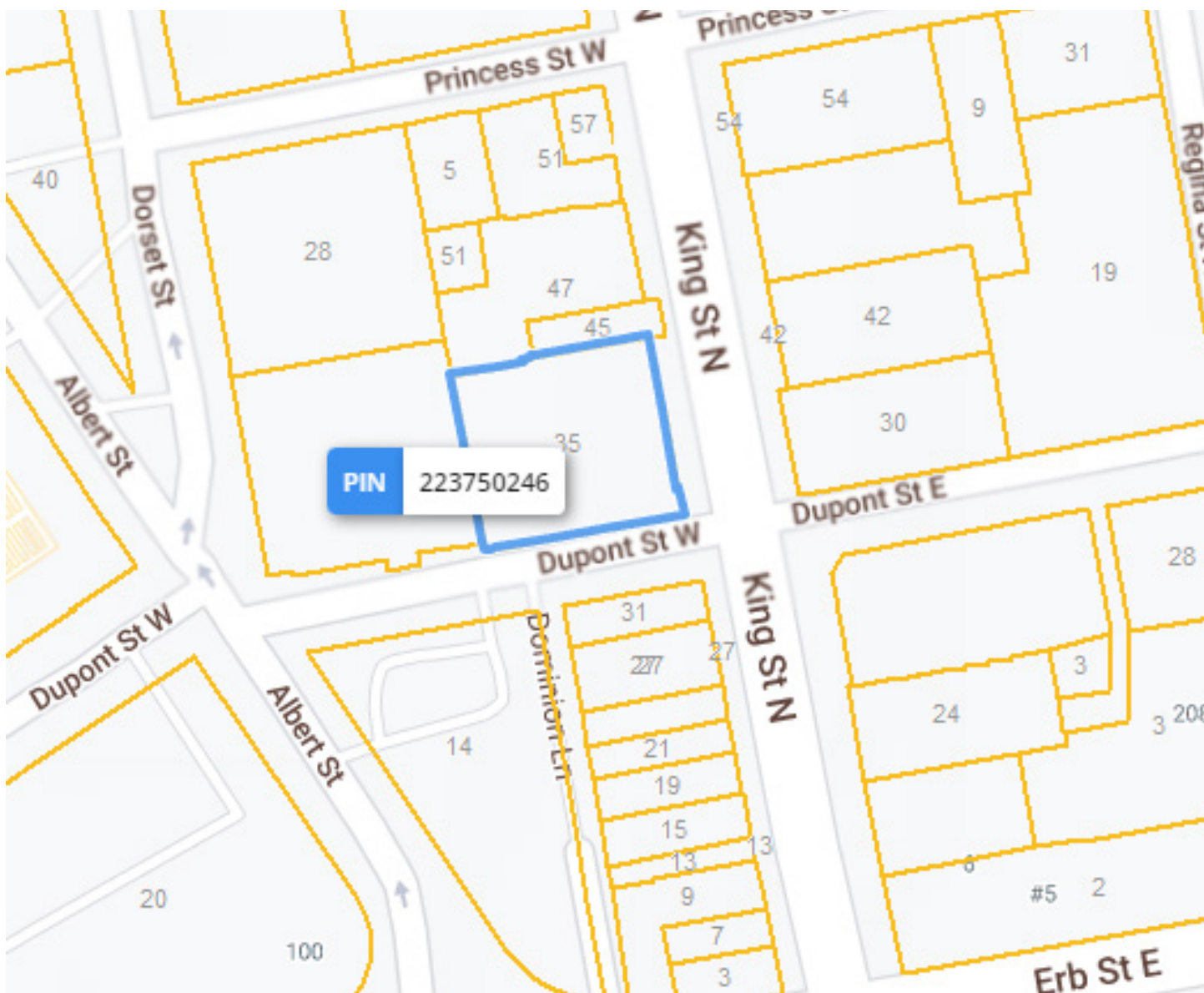


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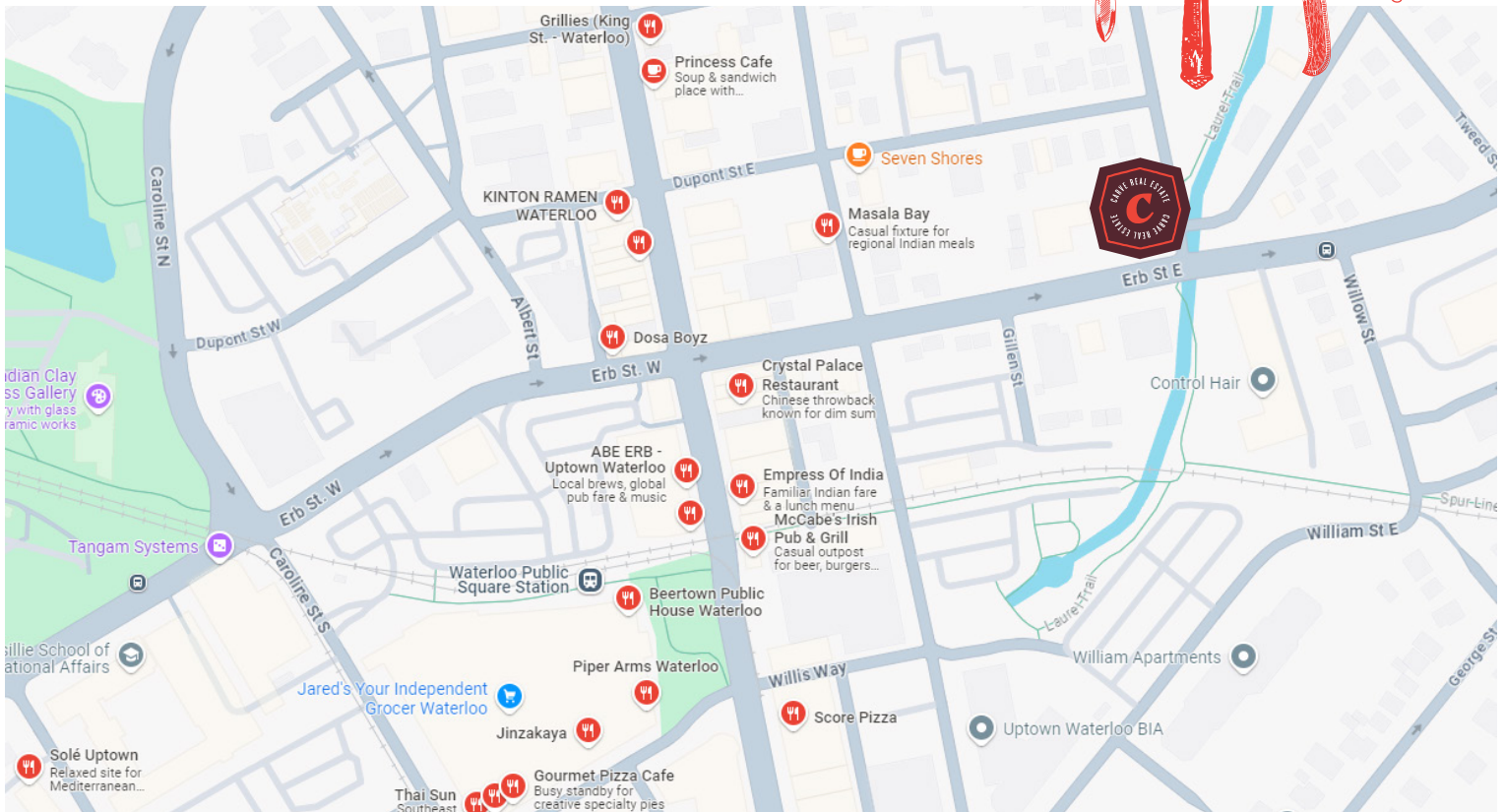


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BUILDING DETAILS

Uptown Waterloo as it's called is really Waterloo's downtown area and prime restaurant neighbourhood that is home to some of the city's best and more renown restaurants.

This downtown core is home to some AAA tenants and benefits from the Ion Rapid Transit line that runs along King Street. Laurier University and the University of Waterloo are just up the street with their tens of thousands of students and student housing.

Property Details: This is a unique buildout as it and the neighbouring business are modern extensions to one of Waterloo's history stone structures on the corner of King and Dupont St W.

The leaseholds, systems, and equipment are all only a year old and the store is beautiful with a lovely people watching patio facing the street.

LOT SIZE

Frontage:
112.01 ft along King St N

Depth:
Approximately 125 ft

Dimensions:
49.64 ft x 16.18 ft x 1.49 ft x
95.83 ft x 73.40 ft x 1.67 ft x
5.32 ft x 1.17 ft x 45.44 ft x 43.16
ft x 66.84 ft x 75.99 ft

Size:
475.72 ft



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