



# AVAILABLE FOR LEASE

178 WEBER STREET N. UNIT D  
WATERLOO, ON

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**COLDWELL BANKER  
COMMERCIAL**  
PETER BENNINGER  
REALTY, BROKERAGE

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## OFFERING SUMMARY

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AVAILABLE SPACE: 2,070 SF

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LEASE RATE: \$11.50/SF/YR

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ADDITIONAL RENT: \$6.89/SQ. FT.

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DOORS: (1) 12' x 12'  
DRIVE-IN

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ZONING: C5-27

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PARKING: AMPLE  
ON-SITE

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## PROPERTY DESCRIPTION

Clean, well-maintained industrial/service commercial space available in Waterloo, ideally located on high-traffic Weber Street North.

This unit features a small 170 square foot office component for administrative needs. Enjoy excellent connectivity with quick and easy access to major highways.

## PROPERTY HIGHLIGHTS

- Prime location on busy Street
- Well-maintained space
- Drive-in door for convenient loading
- Flexible zoning permitting a wide range of uses
- Quick and easy access to major highways

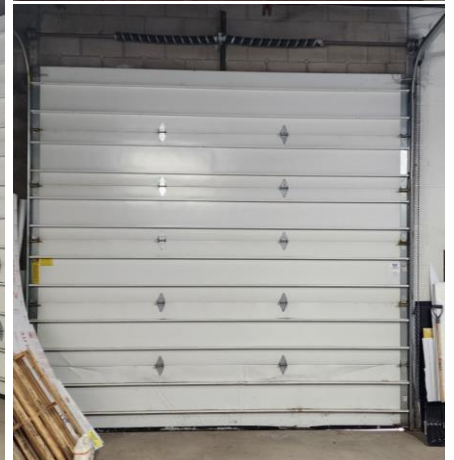
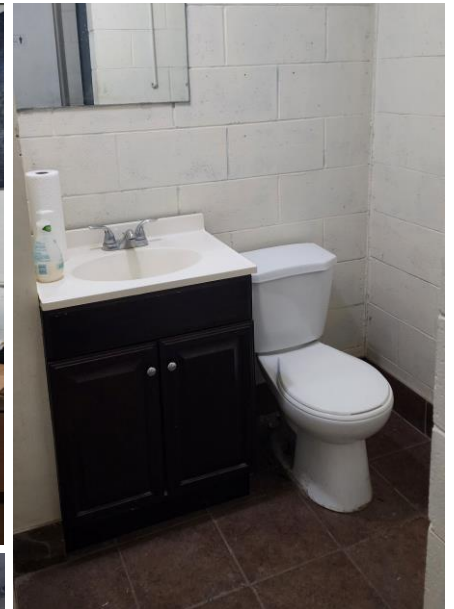
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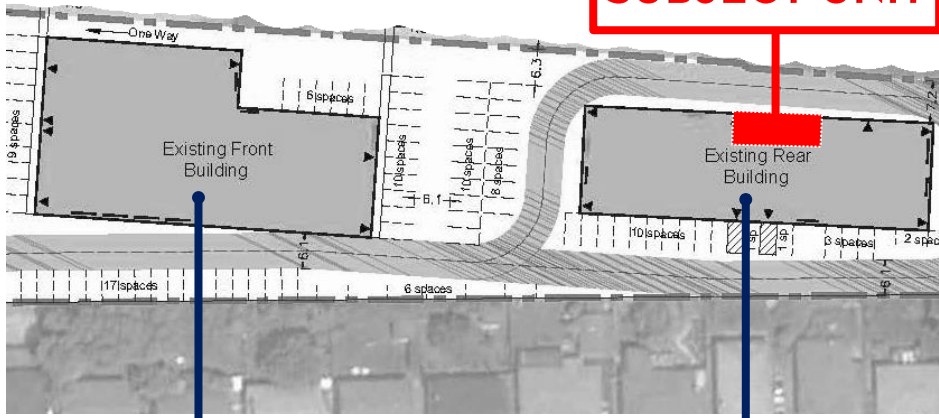


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## SUBJECT UNIT

Weber Street North



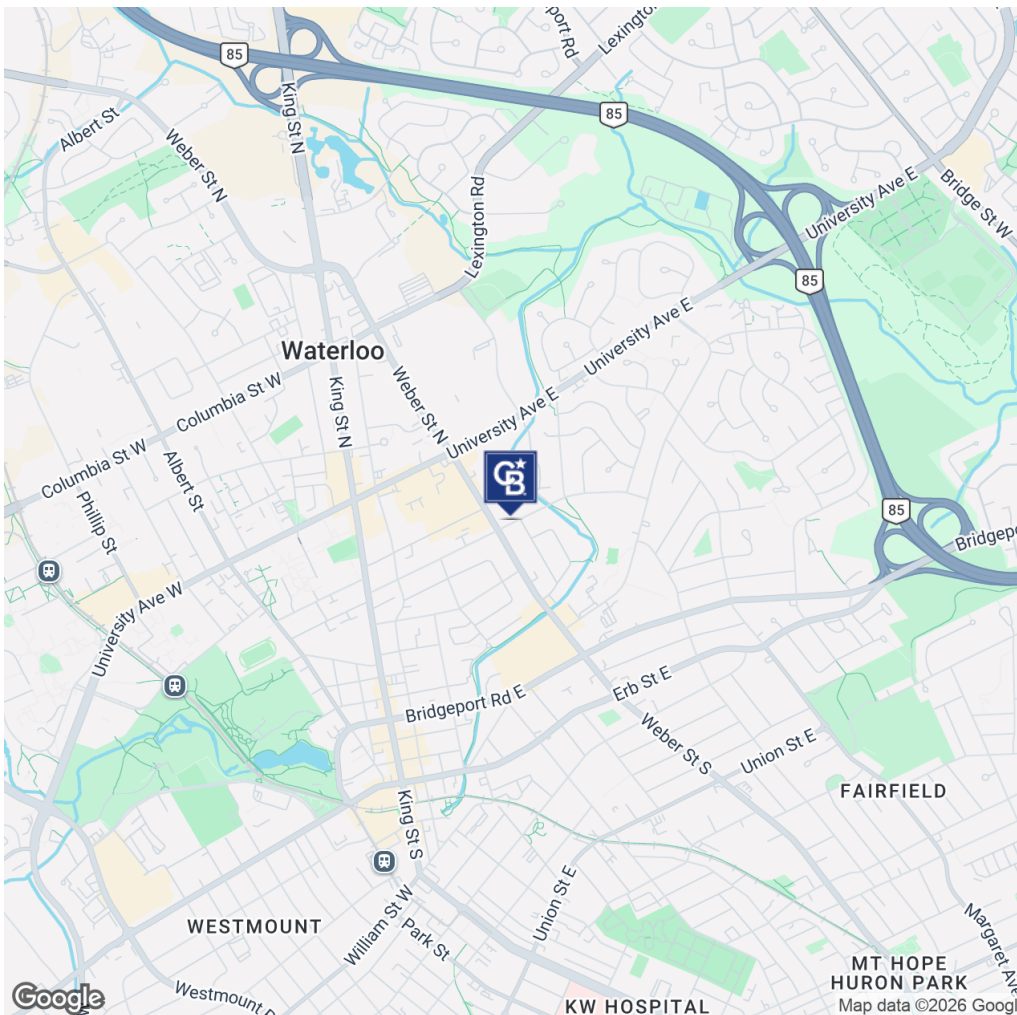
184 WEBER

178 WEBER

## PROPERTY LOCATION

Positioned along one of Waterloo's main commercial corridors, 178 Weber Street North offers excellent visibility and exposure in a high-traffic area. The property benefits from its central location with convenient access to Uptown Waterloo, Downtown Kitchener, and nearby residential neighbourhoods. Surrounded by a mix of retail, service, and industrial users, the area supports a wide variety of business types.

The site also provides strong connectivity, with quick access to major routes such as Weber Street, King Street, and Highway 85, making it easily accessible for both employees and customers. Public transit options are readily available nearby, further enhancing convenience and accessibility.



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