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FOR LEASE

KRUG STREET PLAZA
501 KRUG STREET, UNIT 119 | KITCHENER, ON.

JAMES BOUDREAU

Broker

P: 519.743.5211 x 3020

jboudreau@coldwellbankerpbr.com



**COLDWELL BANKER
COMMERCIAL**

PETER BENNINGER
REALTY, BROKERAGE

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KITCHENER, ON.



OFFERING SUMMARY

AVAILABLE SPACE: 1,060 SF

BASE LEASE RATE: \$16.00/SF

ADDITIONAL RENT: \$8.72/SF

POSSESSION: SEPT 1, 2026

ZONING: MIX-1

PARKING: AMPLE. ON-SITE

PROPERTY DETAILS

The space features five treatment rooms, a reception area, and a private washroom, making it ideal for medical, wellness, or professional services.

Located in the busy Krug Street Plaza and surrounded by a well-established residential subdivision, the unit offers excellent visibility and ample on-site parking for clients and staff.

A three-year lease term is preferred, after which a redevelopment clause will apply. Please contact the listing agent for full details.

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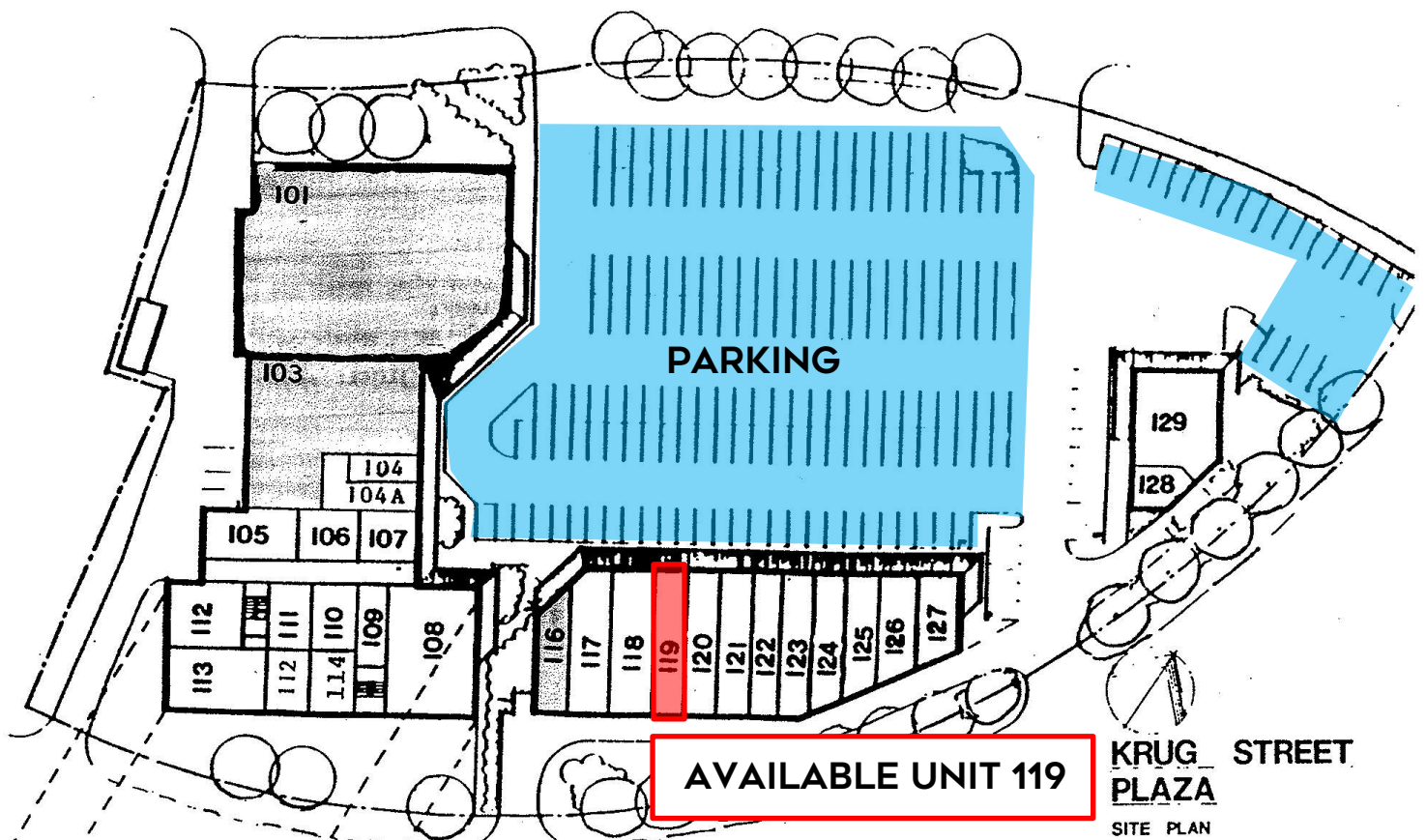
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SITE PLAN

KRUG STREET



SHERWOOD AVENUE

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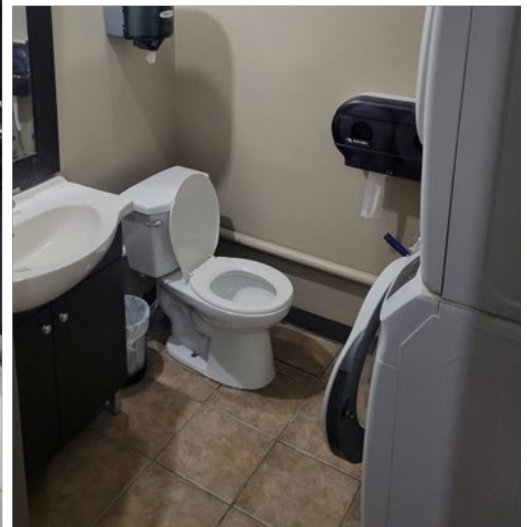
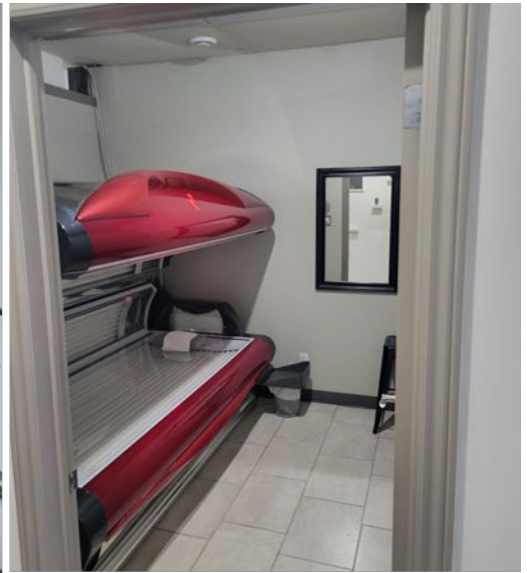


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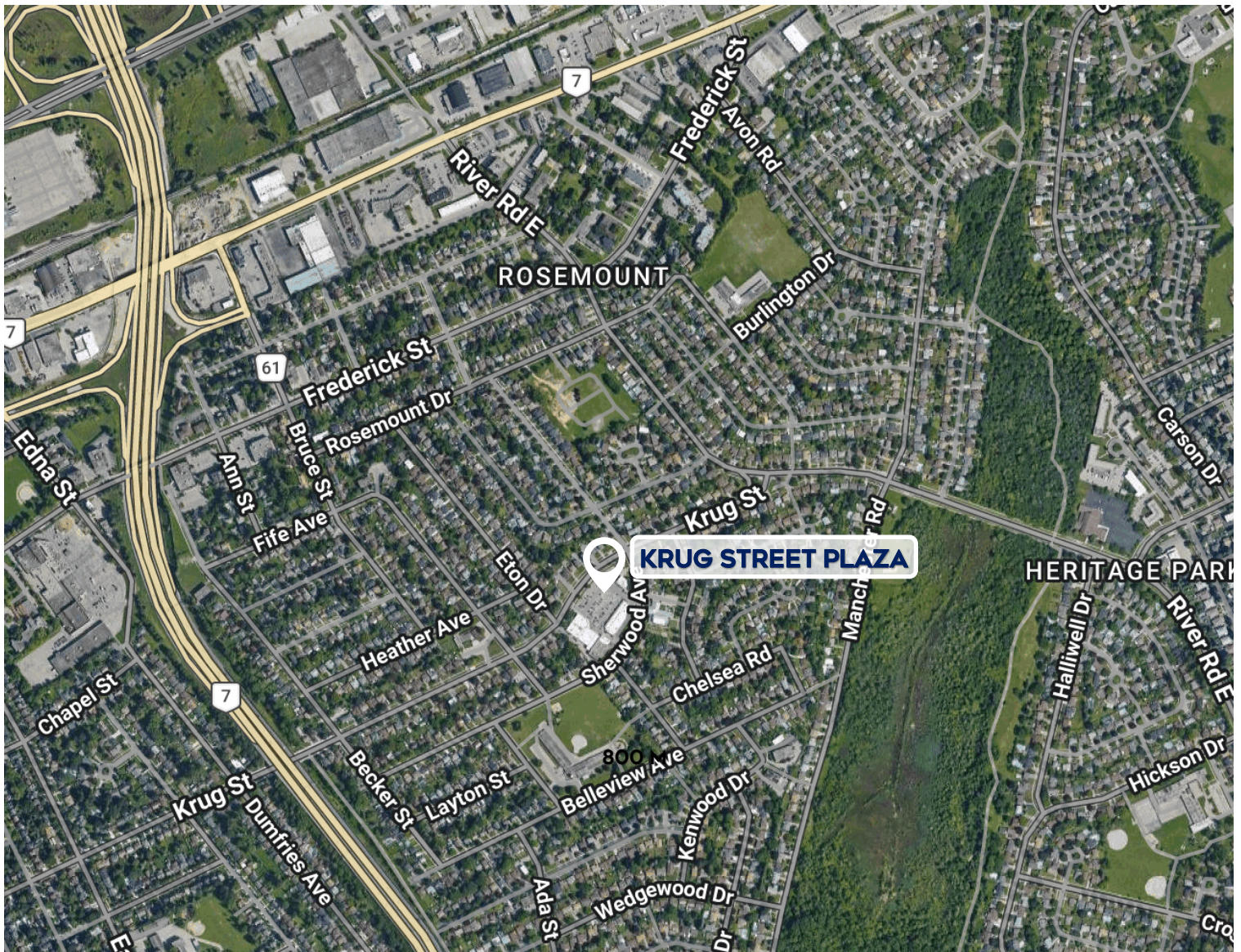
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PRIME COMMUNITY LOCATION: Situated in the heart of Kitchener's established **Rosemount neighbourhood**, 501 Krug Street offers excellent visibility along a well-traveled corridor. Surrounded by mature residential communities, this location benefits from strong local traffic and a loyal customer base.

CONVENIENT & ACCESSIBLE: Positioned within a neighbourhood commercial plaza, the property provides easy access to major routes and is well served by public transit. Ample on-site parking ensures convenient access for customers, clients, and staff.

VIBRANT LOCAL HUB: 501 Krug Street is part of a thriving mix of retail, professional, and service-oriented businesses. Nearby amenities include restaurants, personal services, specialty shops, and everyday conveniences — creating a dynamic and community-focused environment.

Located just minutes from schools, parks, and residential streets, the area blends suburban comfort with commercial convenience, making it an ideal setting for businesses seeking strong neighbourhood engagement.

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