

# For Lease

1138 Victoria St N  
Kitchener, ON

## Retail Space

- ◆ Large format unit
- ◆ 36,000 vehicles pass the site daily



Links Corporate Realty Ltd.  
93 Thimbleberry Crossing  
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## Contact Information:

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Broker Of Record

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519-504-9550

## Property Overview

Location 1138 Victoria St N, Kitchener

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Quadrant Victoria St N/Frederick St intersection

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Available Area 9,050 SF

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Type Large format retail space

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Parking 130 surface parking spaces

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Electrical 600 V, 200 A, 3 phase service

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Zoning COM 2

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TMI \$8.36

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**Lease Rate....\$20.00**

## Permitted Uses

- ◆ Commercial entertainment
- ◆ Financial establishment
- ◆ Fitness centre
- ◆ Health clinic
- ◆ Offices
- ◆ Restaurant
- ◆ Retail
- ◆ Large merchandise retail

## Space Outline

Landlord seeking subanchor for retail centre. Space features 21' ceilings, 185' of store frontage, and large prominently displayed pylon sign.

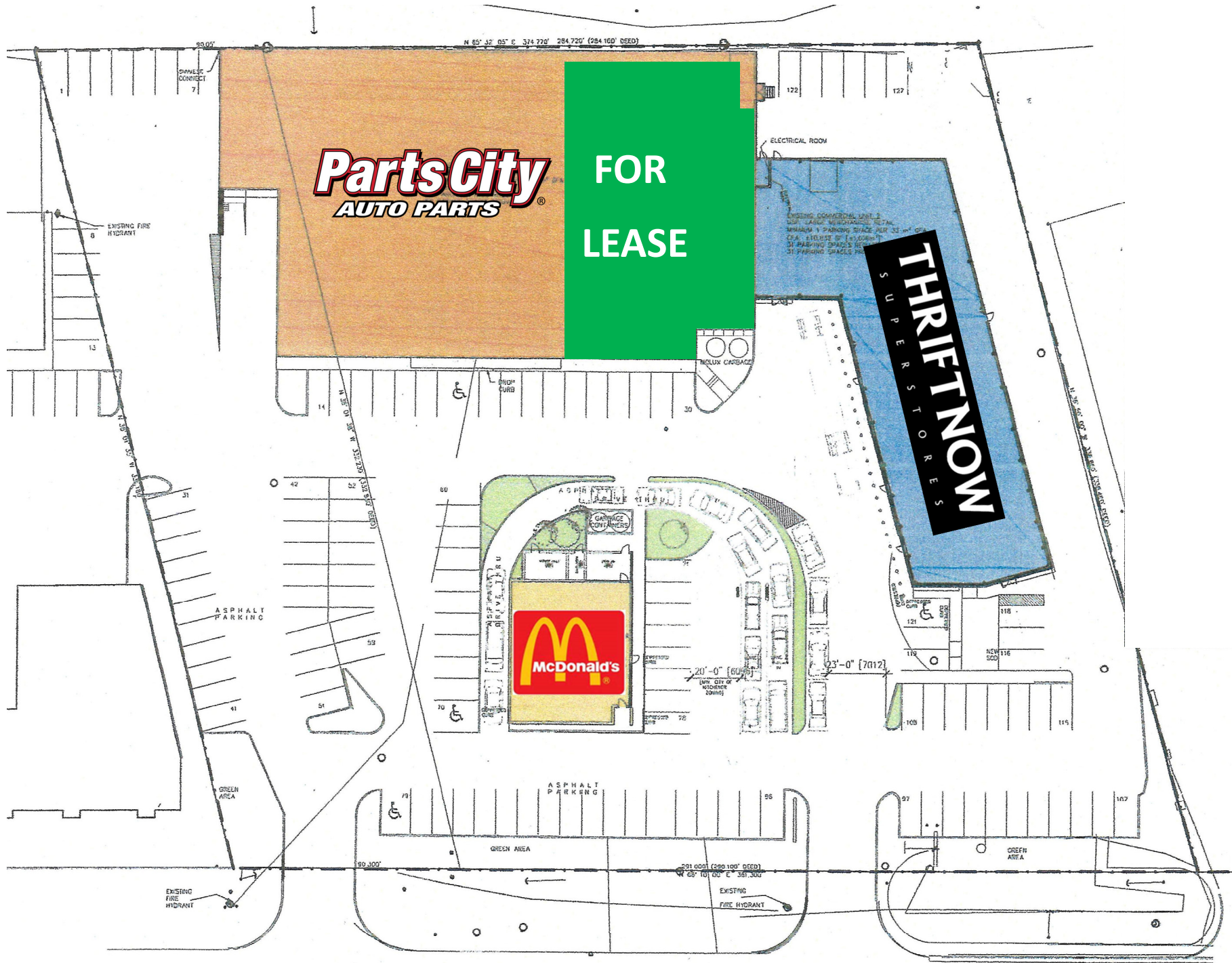






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**PartsCity**  
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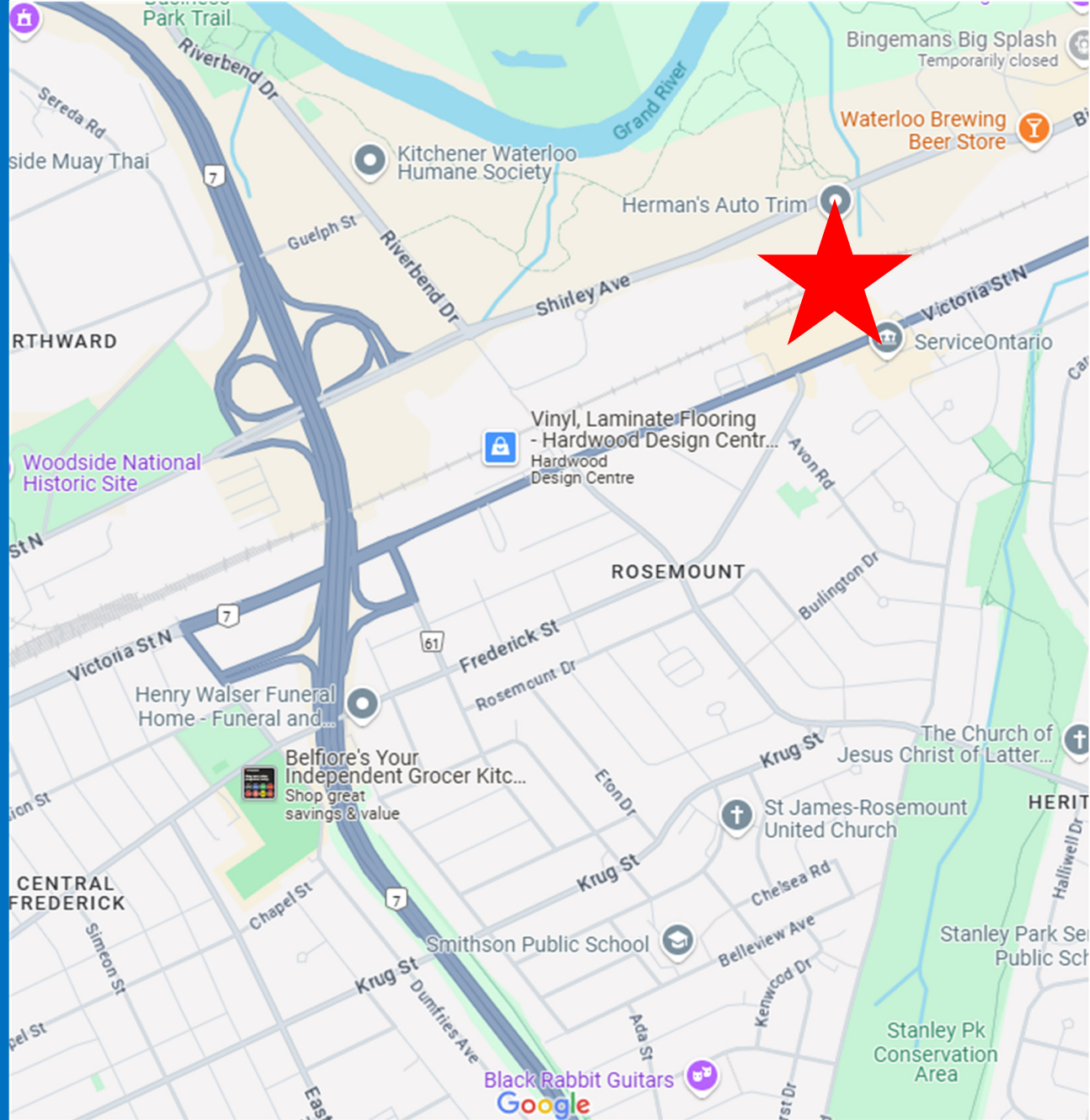


VICTORIA STREET N.



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