



**COLDWELL  
BANKER  
COMMERCIAL**

**PETER BENNINGER REALTY,  
BROKERAGE**

**FOR SALE**

## 51 KING STREET NORTH

Waterloo, ON N2J 2W9

### BUILDING SIZE

6,282 SF

### ASKING PRICE

\$2,999,000 CAD

### FEATURES

- Main floor: 4,017 Sq. Ft. Restaurant (Leased of 3 years)
- Second floor: 2,265 Sq. Ft. One 2 bedroom apartment and 4 room student rental apartment.

### AREA

Located on main street in Uptown Waterloo



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## CONTACT

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# 51 KING STREET NORTH

Waterloo, ON N2J 2W9

# SALE



## OFFERING SUMMARY

|                            |                                      |
|----------------------------|--------------------------------------|
| Sale Price:                | \$2,999,000.00                       |
| Lot Size:                  | 0.124 Acres<br>(0.029 and 0.095 Ac.) |
| Total Building Size:       | 6,282 SF                             |
| Main Floor                 | 4,017 SF                             |
| Upper Floor                | 2,265 SF                             |
| Zoning:                    | UI-16                                |
| Total Property Taxes:      | \$21,779.32/YR                       |
| Commercial Property Taxes  | \$18,633.39/YR                       |
| Residential Property Taxes | \$3,145.73/ YR                       |
| Property Insurance:        | \$3,429.12/YR                        |
| Price/SF:                  | \$477.40                             |

## PROPERTY OVERVIEW

Investment or Owner/User Property For Sale with Parking  
 Main floor: Retail and Second floor: Residential - currently rented with short term lease in place. Property sold in "As is" condition. Do Not Go Direct

## PROPERTY HIGHLIGHTS

- Main floor: 4,017 Sq. Ft. Restaurant
- Second floor: One 2 bedroom apartment and 4 room student rental apartment
- New Zoning permits many new uses and 16 storeys
- Restaurant and 2 -bedroom apartment on a 3 year term, rented at \$66,000.00/Year including gas, Tenant pays water for entire building.

## POTENTIAL INCOME

Commercial = \$96,408.00 Net : 4,017 SF @ \$24.00/SF Net

Apartments = \$48,000.00 - \$4,000 (Residential Expenses)

Potential Net Income = **\$140,408.00 Net** \*All Tenants to pay their own utilities

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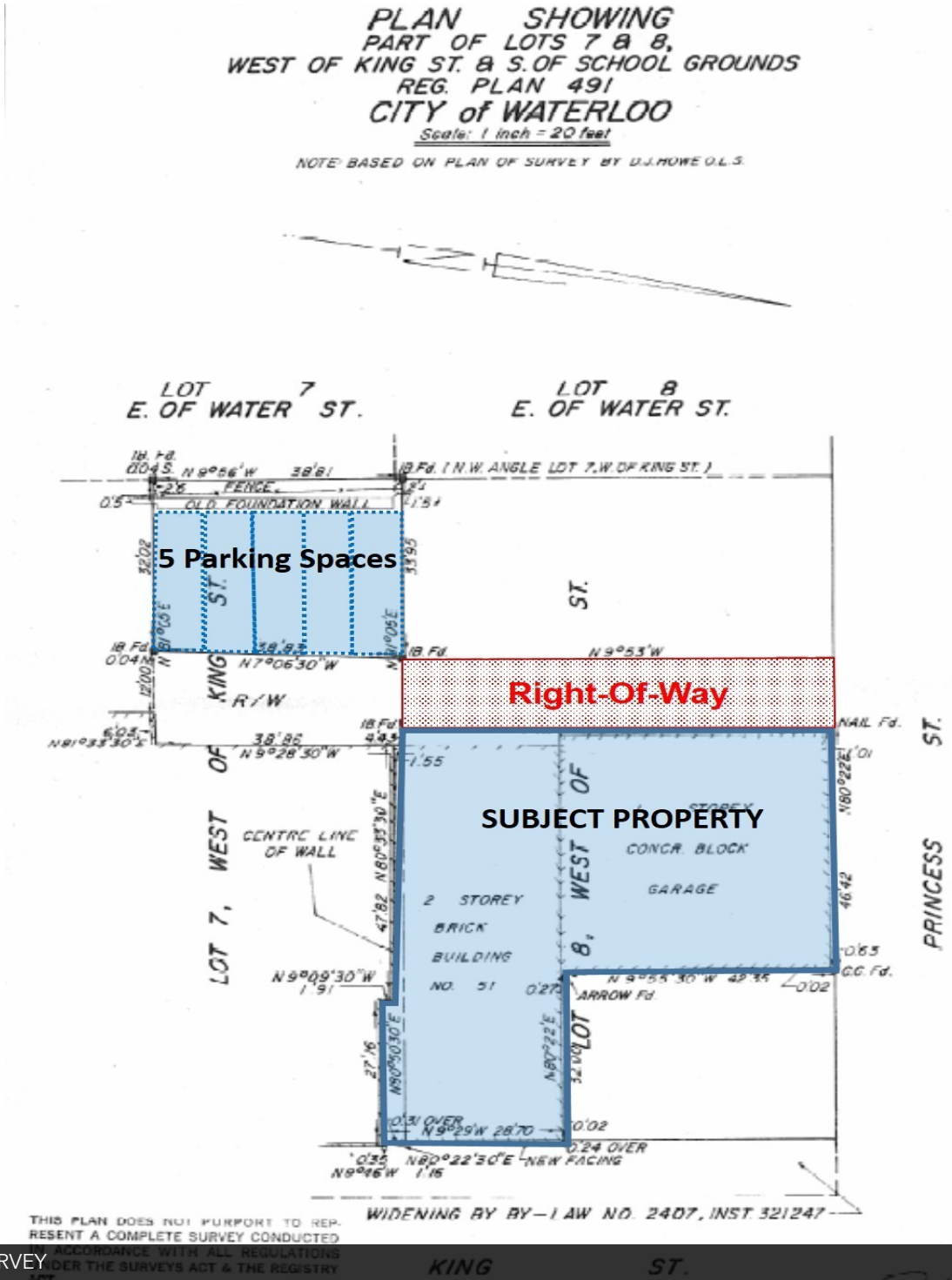
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PROPERTY SURVEY KING ST.

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