



REMAX Hallmark® Realty LTD.

# For Sale

## 250 King Street West

CAMBRIDGE, ON

---

Marwen Ferchichi\*

+1 438 459 8840 | +1 647 691 7097

Bourbagonestop@gmail.com | Marwen.ferchichi@remax.net

*\*Sales Representative*





Exceptional opportunity to acquire a freestanding commercial property on a high-exposure corner in Cambridge's Preston corridor. Featuring 8,229 sq. ft. of retail space across two units — one income-producing with an established tenant and the other offering immediate lease-up potential — along with 20 surface parking stalls and a full basement ideal for storage, this property delivers reliable cash flow with clear value-add upside. With over 24,000 sq. ft. of land at the signalized intersection of King Street West and Fountain Street, C1C5 mixed-use zoning, and minutes to Highway 401 and the Region of Waterloo International Airport, it combines stability, visibility, and long-term redevelopment potential in one of Ontario's fastest-growing regions.

**250 King Street West\***  
**Building Overview**

*Building Type*

Free Standing Retail

*Year built*

1940

*Lot size*

24,000 sf

*Total Retail Space*

8,229 sf

*Retail Tenants*

Possible to be leased fully tenanted or Empty

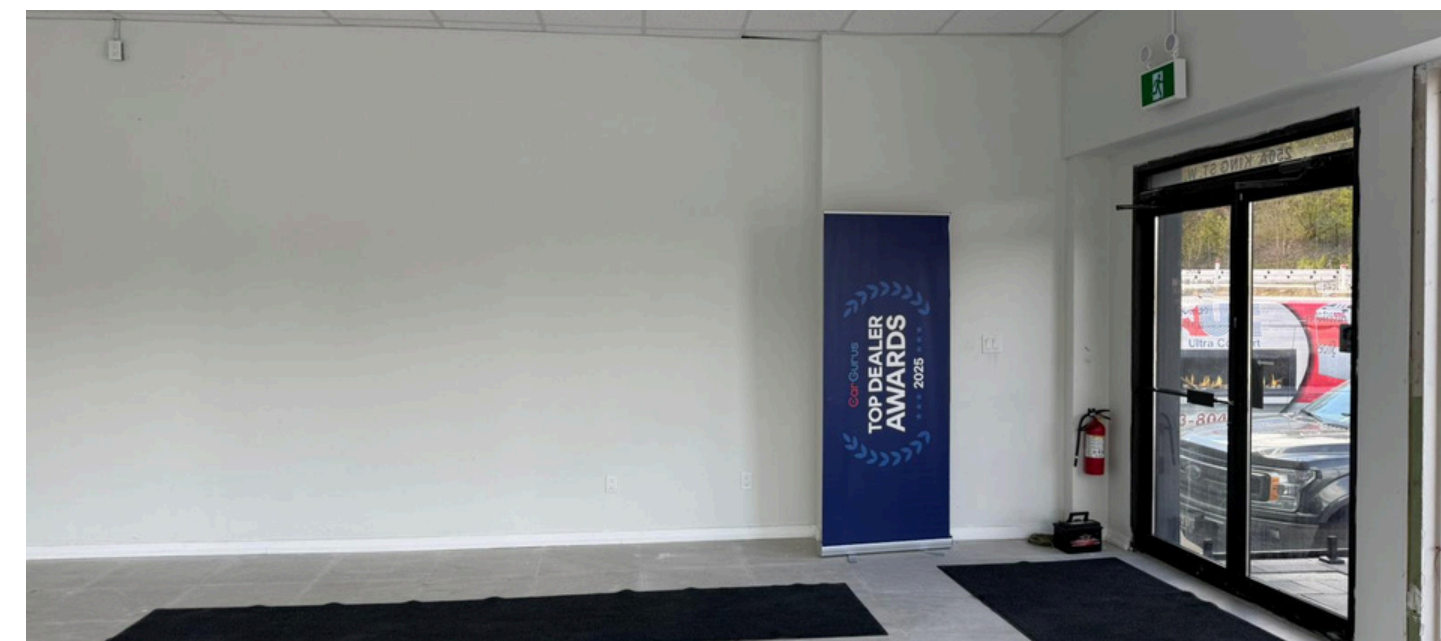
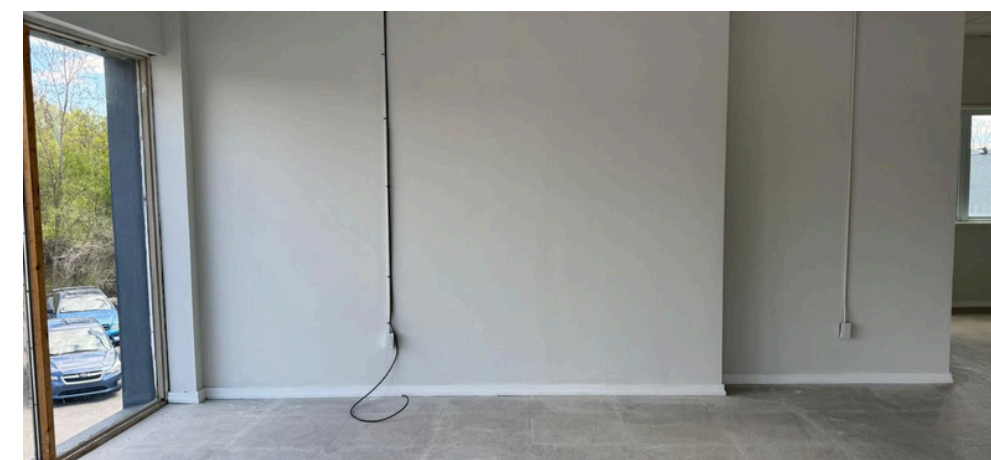
*Total Units*

4 Units

*Zoning*

C1C5

*\*Exact measurements to be verified by the buyer.*



RETAIL SPACE OPPORTUNITY —  
BUY OCCUPIED FOR INCOME OR  
VACANT FOR OWNER-USE

BUILDING DISCRPTION

# 250 King Street West

CAMBRIDGE, ON

Asking Price: \$3,500,00

**Total Commercial Leasable Area**

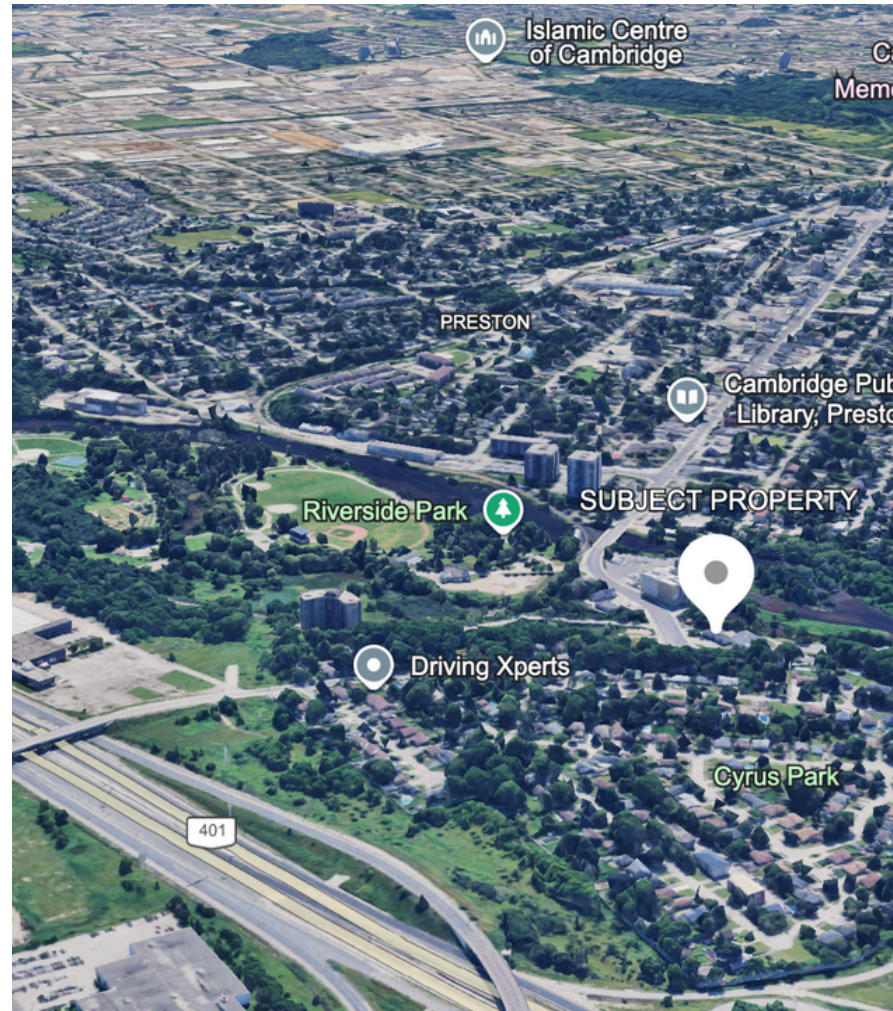
8,229 sf

**Originally built**

1940s (approx.)

**HVAC system**

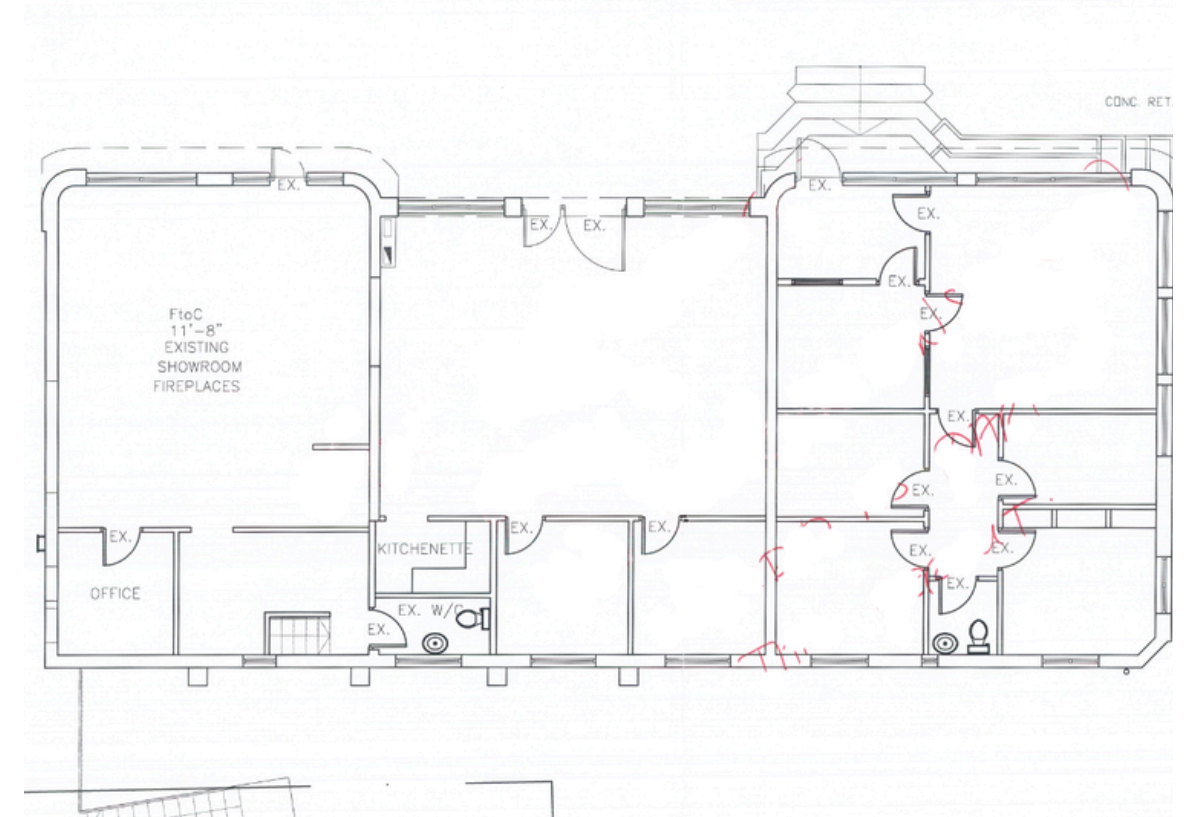
Commercial: Forced air heat and AC



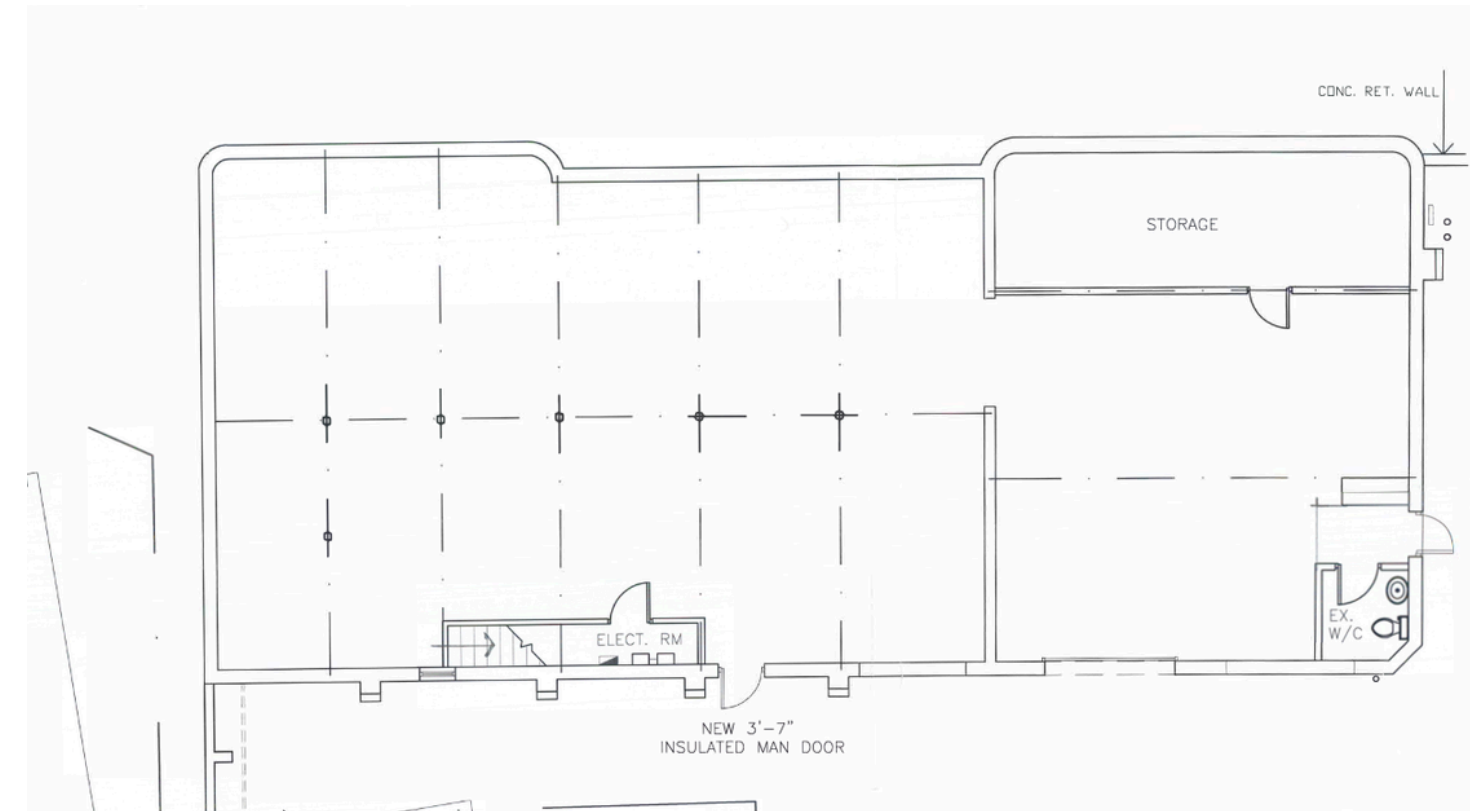
*\*Exact measurements to be verified by the buyer.*

FLOOR PLANS

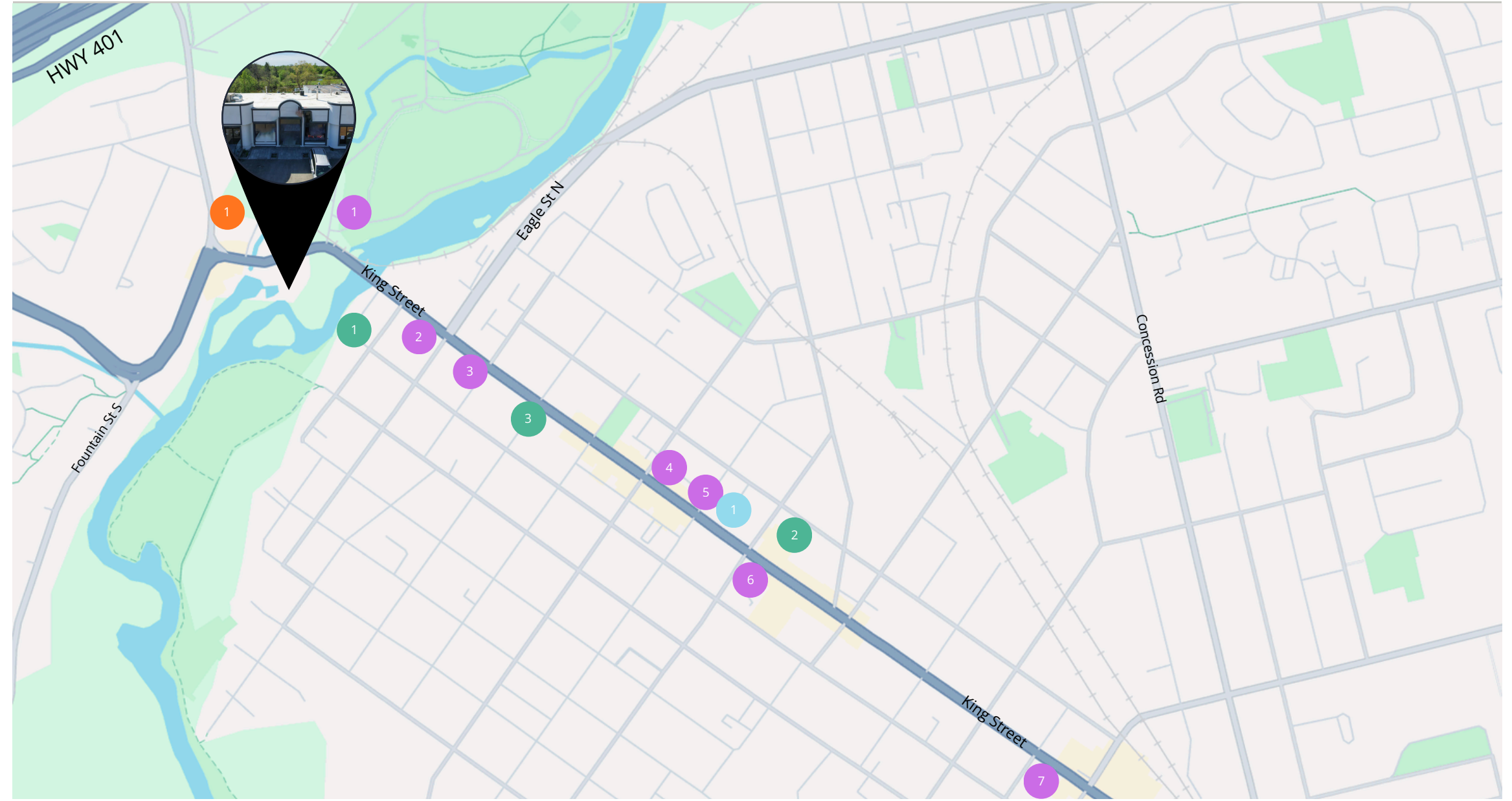
Ground Floor



Basement Floor



PRIME LOCATION, CLOSE TO HIGHWAY, READILY AVAILABLE AND ACCESS TO LOCAL AMENITIES.



MAP LEGEND

CAFES & RESTAURANTS

- 1. Riverside Fish Hut
- 2. The Grand Malabar Express
- 3. Dairy Queen
- 4. Fiddle And Firkin
- 5. Cambridge Restaurant
- 6. ZAZ Bistro
- 7. Tim Horton's

STORES

- 1. Beer Store
- 2. Giant Tiger
- 3. Shoppers

Future development

- 1. 255 King Street Condos has a total of 579 units.

BANKS

- 1. BMO Bank

DRIVE TIMES

2 min

Drive to Highway 401

OFFERING MEMORANDUM

# For Sale

## 250 King Street West

---

For more information please contact:

Marwen Ferchichi\*

+1 438 459 8840 | +1 647 691 7097

Bourbagonestop@gmail.com | Marwen.ferchichi@remax.net

*\*Sales Representative*

© 2026 RE/MAX Hallmark Realty Ltd., Brokerage. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by RE/MAX Hallmark Realty Ltd., Brokerage.

