

COMMERCIAL CONDO UNITS FOR SALE

155 FROBISHER DRIVE, WATERLOO



Coupal Markou

COMMERCIAL CONDO UNITS FOR SALE

PROPERTY DESCRIPTION

YEAR BUILT	1989
TOTAL BUILDING SIZE	43,892 SQFT
TOTAL UNITS	39
UNIT SIZES	FROM 1,000 SQFT
ZONING	E1-27
PARKING	ON-SITE SURFACE

155 FROBISHER DRIVE PROVIDES YOU THE UNIQUE OPPORTUNITY TO OWN A PREMIER COMMERCIAL CONDOMINIUM SUITE IN NORTH WATERLOO.

OWNERSHIP NOT ONLY SECURES YOU A REAL-ESTATE INVESTMENT IN A GROWING AND IN-DEMAND REGION, BUT ALSO PROVIDES BUYERS WITH FULL CONTROL OF THE ENVIRONMENT TO MAINTAIN THEIR UNIQUE BRAND AND CORPORATE CULTURE.

THIS PROPERTY FEATURES UNIQUE ARCHITECTURAL DESIGN, TENANT-CONTROLLED HVAC UNITS, AND EXPANSIVE GLASS WINDOWS. DEEDED EXTERIOR SIGNAGE IS AVAILABLE TO FEATURE AND PROMOTE YOUR BUSINESS AT ADDITIONAL COST.



LOBBY MURAL



CONDO FEES

APPROX. \$4.99 PSF



BUILDING FEATURES

2 STOREY, BRICK, AMPLE WINDOWS & NATURAL LIGHT



PERMITTED USES

OFFICE, MEDICAL CLINIC, TECH OFFICE



INCLUSIONS

WATER, NATURAL GAS, COMMON AREA ELEMENTS, GARBAGE REMOVAL, PROPERTY MAINTENANCE

SALE PRICE: \$747,000

UNIT: BLOCK H, LEVEL 2, UNIT 9/10

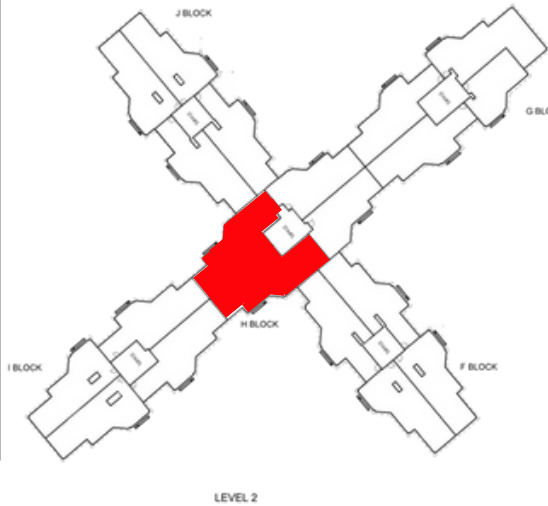
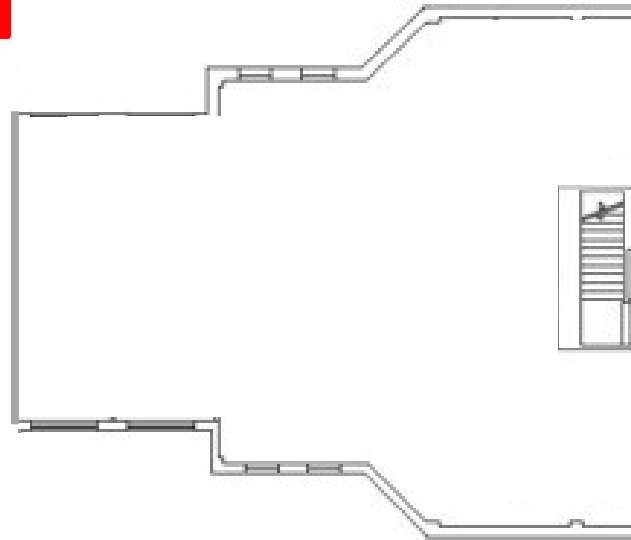
SIZE: 2,490 SQFT

EST. CONDO FEES: \$1268.44/MONTH

EST. PROPERTY TAXES: \$938.84/MONTH

UNIT FEATURES

- SECOND FLOOR OFFICE CONDO READY FOR YOUR FINISHES
- AMPLE WINDOWS FOR LOTS OF NATURAL LIGHT



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SALE PRICE: \$420,000

UNIT: BLOCK J, LEVEL 2, UNIT 3

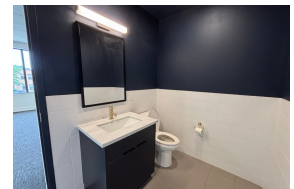
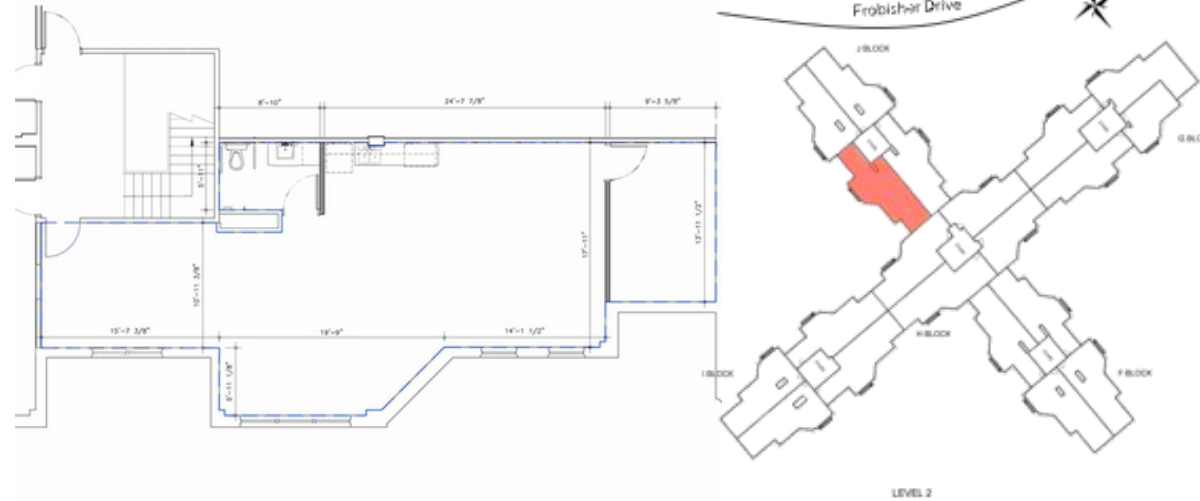
SIZE: 1,205 SQFT

EST. CONDO FEES: \$613.78/MONTH

EST. PROPERTY TAXES: \$441.82/MONTH

UNIT FEATURES

- SECOND FLOOR OFFICE CONDO
- SINGLE BOARDROOM INCLUDED
- IN-SUITE WASHROOM INCLUDED
- KITCHENETTE WITH STAINLESS STEEL APPLIANCES INCLUDED
- AMPLE WINDOWS FOR LOTS OF NATURAL LIGHT

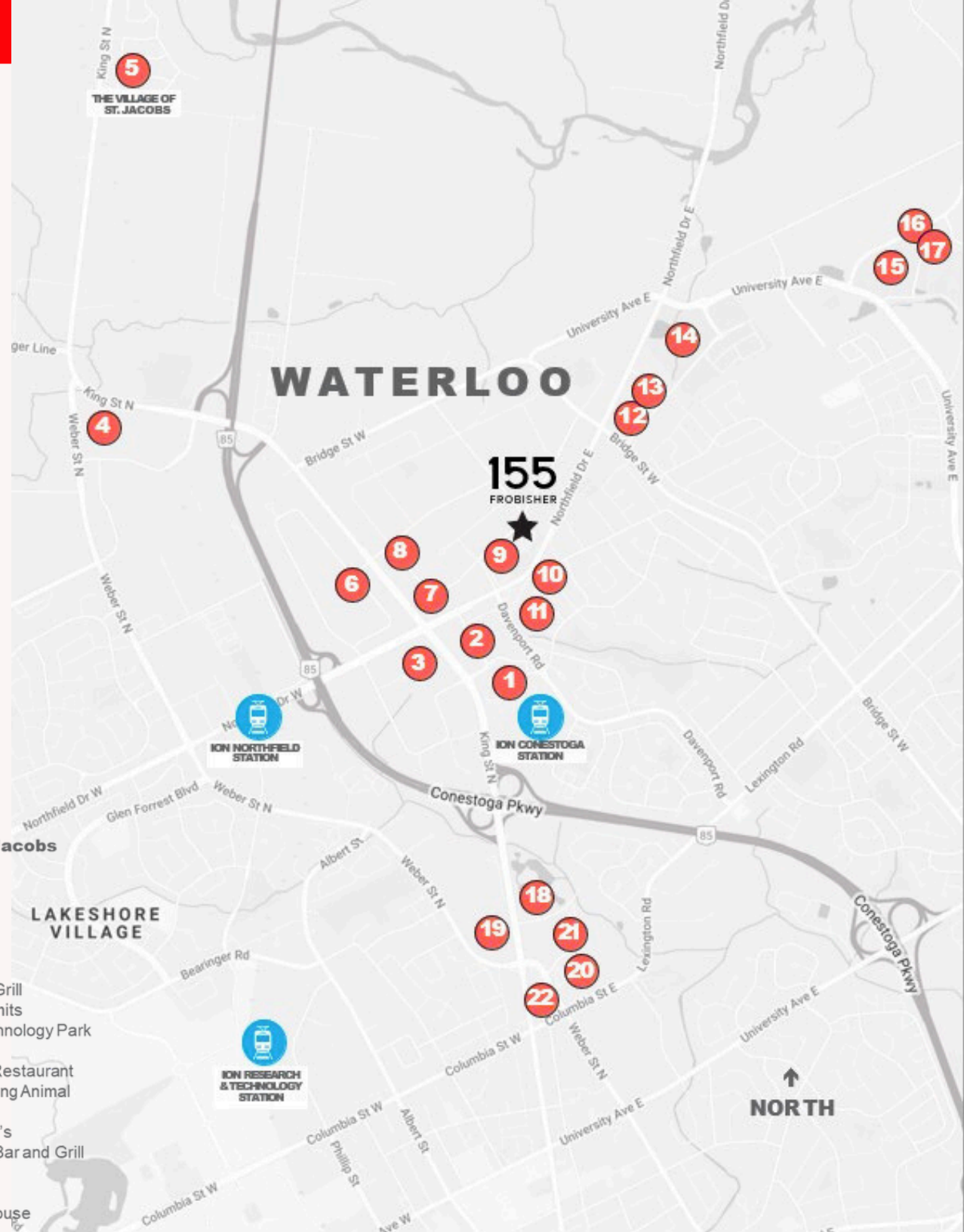


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A LOCATION THAT WORKS FOR YOU

155 FROBISHER IS IDEALLY SITUATED NEAR THE MAJOR TRAFFIC ARTERY OF THE CONESTOGA PARKWAY AND NORTHFIELD DRIVE. THE PRIME NORTH-WATERLOO LOCATION YIELDS A UNIQUE COMBINATION OF READILY ACCESSIBLE TRANSIT, STREETS PEPPERED WITH AMPLE NEIGHBORHOOD AMENITIES, AND A THRIVING BUSINESS ENVIRONMENT THAT DIRECTLY DRIVES TENANT TRAFFIC.

HERE YOU WILL FIND UNMATCHED CONVENIENCE AND A VIBRANT NEIGHBORHOOD TO INSPIRE INNOVATION, IMAGINATION, AND SUCCESS.



155
FROBISHER

- 1. Conestoga Mall**
 - Zehrs
 - Indigo
 - Shoppers Drug Mart
 - Ion Conestoga Station
 - Galaxy Cinemas
 - TD Canada Trust
 - Apple
 - City of Waterloo Museum
 - CIBC
 - Starbucks
- 2. Northfield East Shopping**
 - Homesense
 - Best Buy
 - Wendy's
 - Starbucks
 - Structube
 - Kelsey's
- 3. Northfield West Shopping**
 - LCBO
 - Scotiabank
 - Petro-Canada
 - Tim Hortons
 - Massage Addict
 - Gibson's Furnishings
- 4. St. Jacobs Farmers' Market**
 - Antiques Market
 - Mark's
 - St. Jacobs Outlet Mall
 - St. Jacobs Train Station
 - St. Jacobs Furnishings
 - Jack's Restaurant
 - Dollarama
 - St. Jacobs Country Playhouse
 - Walmart Supercentre

- 5. Village of St. Jacobs**
 - Boston Pizza
 - Home Depot
 - Staples
 - Lee Valley
 - McDonalds
 - Tim Hortons
 - St. Louis Bar & Grill
 - Golf Without Limits
 - Blackberry Technology Park
 - RIM Park
 - Levetto Italian Restaurant
 - Carriage Crossing Animal Hospital
 - East Side Mario's
 - Wildcraft Long Bar and Grill
 - Canadian Tire
 - Wholesale Club
 - Ennio's Pasta House



155 FROBISHER DRIVE, WATERLOO, ONTARIO

OWN YOUR SPACE.

UNLOCK YOUR POTENTIAL.

BROOKS WAY
BROKER

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