



First Time Available for Sale and Ready for the Next Savvy Owner

410 CONESTOGO ROAD
WATERLOO, ONTARIO

WHITNEY
Commercial Real Estate Services

Opportunity for Investors or Owner Occupier

This prominent two-storey office building offers a remarkable 38,707 square feet of flexible workspace, designed to accommodate businesses of all kinds seeking an inspiring and adaptable environment. Step inside to experience a bright and airy atmosphere, enhanced by expansive windows that invite an abundance of natural light, fostering creativity and productivity. The property features ample on-site parking, providing convenience for both tenants and visitors.

Join a dynamic and diverse tenant mix within a well-established business community, where collaboration and growth thrive. The strategic location offers excellent signage visibility, ensuring your brand stands out in a competitive market. With easy access to the LRT, Conestoga Mall, Uptown Waterloo, and a wide range of amenities, your business will benefit from unparalleled convenience.

Stay connected with high-speed internet powered by Rogers and Bell fibre optics, allowing for seamless communication and operations. Embrace sustainability with two dedicated EV charging stations on-site, catering to eco-conscious tenants and visitors.

AVAILABLE SPACE | 38,707 SF

ASKING PRICE | \$9,000,000

TAXES | \$192,848.51

ZONING | E2B-27

LAND AREA | 2.603 Acres

NUMBER OF UNITS | 9



PERMITTED USES

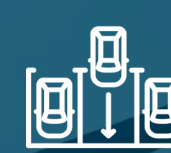
- Advanced Tech
- Business Incubator
- Communication Production
- Data Centre
- Government Use
- 'Light' Industrial Assembly
- 'Light' Industrial Manufacturing
- 'Light' Industrial Processing
- Makerspace (Class A)
- Medical Clinic
- Office
- Printing Establishment
- Tech Office
- Training Facility



2 EV Charging Stations



Garbage On-site



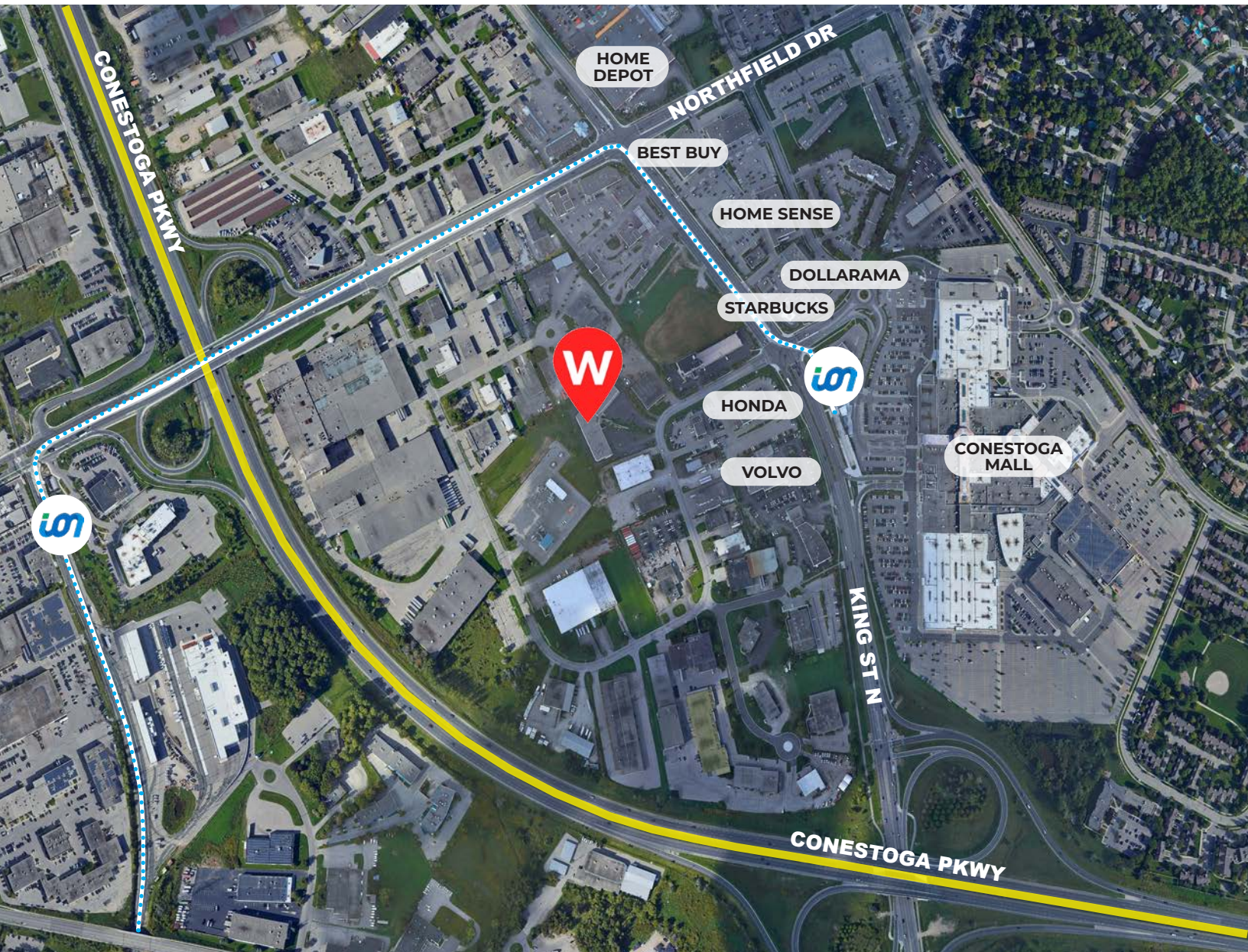
On-site Parking



Same Owner for 19 years

LOCATION MAP

410 CONESTOGO RD, WATERLOO



Prime Location with Fantastic Curb Appeal

Nearby Amenities

LRT Station - 500 M
Starbucks - 500 M
Conestoga Mall - 650 M
Home Depot - 1 KM
Staples - 1 KM
Best Buy - 1 KM
Highway 85 - 2 KM

Nearby Cities

St. Jacobs - 8 KM
Kitchener - 9 KM
Cambridge - 29 KM
Guelph - 32 KM
Hamilton - 73 KM
Mississauga - 92 KM
Toronto - 115 KM



CONESTOGA
STATION

This property represents a prime opportunity for both owner-occupiers and investors looking to capitalize on a thriving area. Don't miss your chance to secure a foothold in this vibrant business community and elevate your business to new heights!

Contact Listing Agents for more information.



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