

FOR LEASE

WHITNEY

Commercial Real Estate Services

2 KING ST S, WATERLOO



2,200 SF RETAIL UNIT FOR LEASE IN WATERLOO

2,200 SF of main level retail space at the corner of King Street S and Erb Street E, in the heart of Uptown Waterloo.

Great exposure at one of the busiest corners in Waterloo with multiple windows throughout.

Additional lower-level space for storage and Additional rent includes utilities. City parking lots surround the premises, allowing easy accessibility for customers.

Potential for Q4 2025 occupancy.

BUILDING AREA | 2,200 SF

LEASE RATE | \$32.00 / SF Net

ADDITIONAL RENT | \$11.30 / SF



High Traffic Area



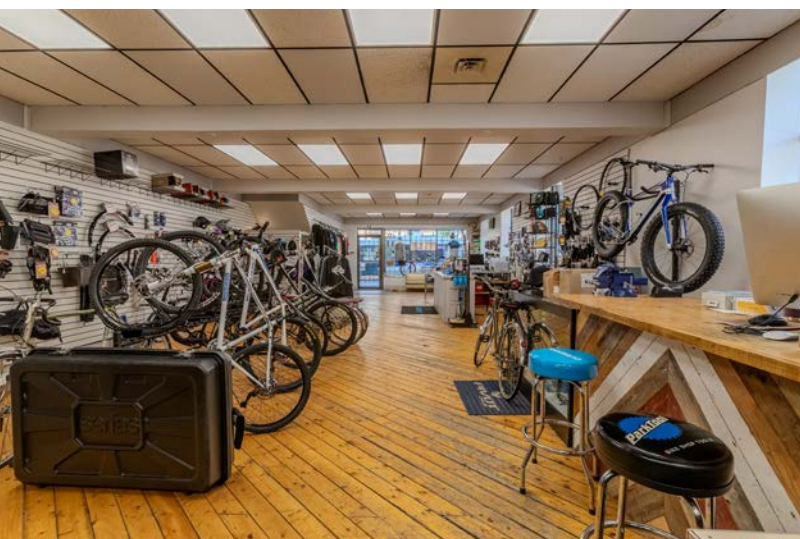
Transit Nearby



Uptown Waterloo



Highway Nearby



PERMITTED USES

(Complete list available upon request)

- Artist Studio (Class A)
- Bake Shop, Including Outdoor Bake Shop Patio
- Business Incubator
- Cafe, Including Outdoor Cafe Patio
- Catering Establishment
- Child Care Centre
- Commercial Recreation
- Commercial School
- Commercial Service
- Commercial Wellness
- Communication Production
- Cultural Facilities
- Educational Institution
- Electronic Gaming Centre
- Financial Services
- Restaurant, Including Outdoor Restaurant Patio
- Retail Store



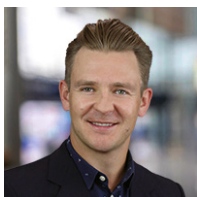
HWY 85.....	2KM
DOWNTOWN KITCHENER	4KM
HWY 401.....	16KM
CAMBRIDGE.....	26KM

GUELPH.....	29KM
ELORA.....	30KM
HAMILTON.....	70KM
MISSISSAUGA	88KM

Contact us for more information



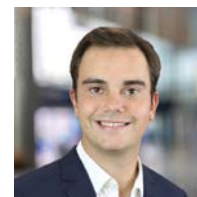
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**Broker *Sales Representative