

# FOR SUBLEASE

48 ONTARIO ST N, KITCHENER

**WHITNEY**  
Commercial Real Estate Services



## 4,829 SF RETAIL / OFFICE SPACE IN DOWNTOWN KITCHENER

Ideally located retail & office space in a fully restored heritage building with 4 on-site, designated parking spots.

This recently renovated 4,829 SF unit features 2 offices, 1 boardroom, 3 washrooms, a storage/utility room, a bar/kitchen area, and ample natural light.

Opportunity to take advantage of a reduced, all inclusive Gross rent until October 2026.

The Landlord is seeking a long-term Tenant. Potential to expand to a total of 14,000 SF.

**BUILDING AREA | 4,829 SF**

**ZONING | SGA-4 (2), (19H)**

**LEASE RATE | \$13.00 / SF Gross**

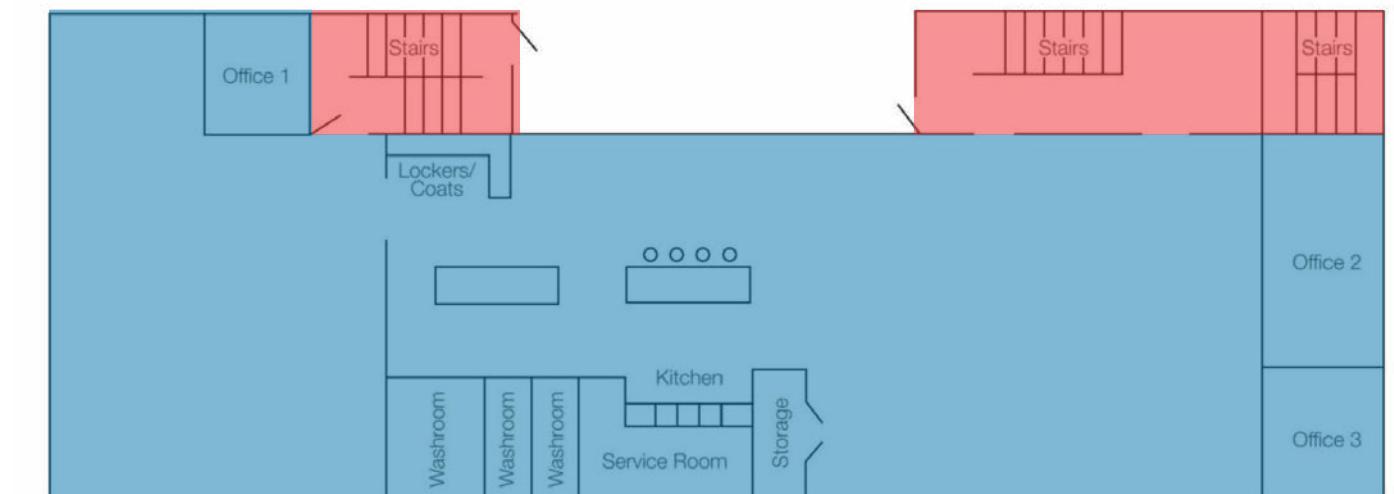
**DEDICATED PARKING | 4 Spots**





## FLOOR PLAN

4,829 SF



COMMON AREA

AVAILABLE UNIT



Downtown  
Kitchener



Public Transit  
Nearby



Walk  
Score



Ample Natural  
Light



4 Dedicated  
Parking Spots



Amenities  
Nearby

### PERMITTED USES

(Complete list available upon request)

- Community Facility
- Day Care Facility
- Elementary School
- Hospital
- Artisan's Establishment
- Catering Services Establishment
- Commercial Entertainment
- Commercial School
- Fitness Centre
- Health Clinic
- Hotel
- Office

Ontario St. N



## Downtown Kitchener



Light Rail Transit Route (LRT)

LRT Station

Contact us for more information



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\*Broker \*Sales Representative