

# FOR SUBLEASE

**WHITNEY**  
Commercial Real Estate Services

## 48 ONTARIO ST N, KITCHENER



### 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

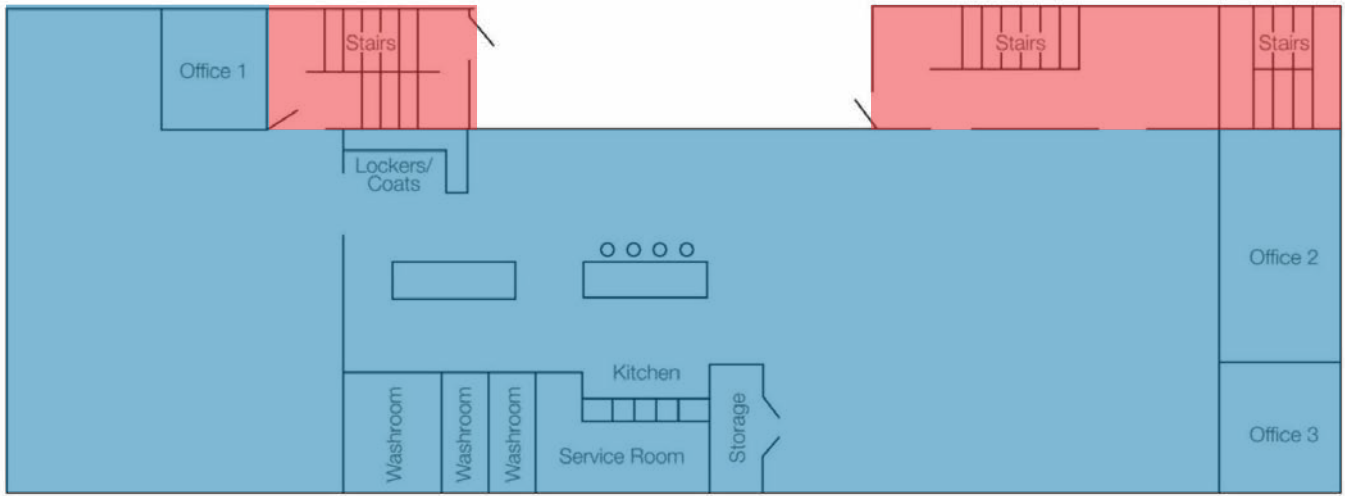






# FLOOR PLAN

4,829 SF



Ontario St. N

- 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
- Caterign Services Establishment
- Commercial Entertainment
- Commercial School
- Fitness Centre
- Health Clinic
- Hotel
- Office





## Downtown Kitchener

 Light Rail Transit Route (LRT)



LRT Station

Contact us for more information



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\*\*Broker \*Sales Representative