

[1 Victoria Street #310](#)  
Kitchener, ON N2G 1G1



Commercial/Office

Price: \$449,900 For Sale

MLS@#:	30528970	Status:	Active - CS
Cond Date:	09/12/2016		
Cond of Sale:	Other		
Region:	Waterloo	DOM:	58
Municipality:	2 - Kitchener East		
Neighbourhood:	212 - Downtown Kitchener/East Ward		
Category/Use:	Office/Professional Office		
Sq.Ft:	1,210	Storey(s):	
Acreage:		Freestanding:	No
Yr Built/Age:	/0-5 Years	Location:	Urban
Zoning:	D6	Fronting On:	
Lot/Bldg/Unit:		Rail:	
Common Area Upcharges:		Occupant:	Tenant
Area Influences:	Public Transit		

List SP/Brk: [WILL HUNTER, Salesperson](#) / [CBRE LIMITED](#)  
Directions: Victoria St. at King St. - Cross Street: King St.

Recent Change: 08/23/2016 : ACS : A->ACS

Property Details

Lot Front:	0.00	Lot Depth:	0.00	Lot Size Code:	Feet	Visitable:	
Lot Irregularities:				Outside Storage:		Basement:	No
Wtr Supply/Type:	Municipal			Elevator:	Yes Passenger		
Heat:	Gas Forced Air Open			Survey/Year:	/		
Sewer:				Amps:		Volts:	
Air Conditioning:	Yes	Utilities:	Yes	Sprinklers:	No	Fire Protection:	
Garage Type:				Parking Spcs:	2	Trailer Spots:	
Building Size:		Bay Size:		Clearance Ht.:		Parking Cost:	
Truck Level:	x	Double Man:	x	Drive In:	x	Grade Level:	x
Washrooms:	1	UFFI:		Soil Test:		Crane YN:	

Exterior:  
Remarks

Exceptional location in Downtown Kitchener opposite the future LRT Hub. Turn-key, mix of open concept space and private offices with exposed ceilings. Significant natural light and views of Downtown Kitchener. Common elements include rooftop terrace, underground staff & visitor parking, exercise facilities. Signage available along Victoria Street.

Inclusions:  
Exclusions:

Space Information

Tot Sq.Ft Avail:	1,210 Square Feet	Retail:		% Usable:	
Office:	1,210 Square Feet	Industrial:		% Rentable:	

Business Information

Financial Information

Maintenance:		Insurance:		Condo:	447.70
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Tax Information

Roll#:	0000000000000000	Taxes/Year:	\$10,000/2016	Type Taxes:	
PIN		Assessment/Yr:	2016/\$449,000		
Legal Desc:	PT LT 19-21 PL 375 KITCHENER PT 1 & 4 58R10211 S/T 1300921 KITCHENER				

REALTOR® Information

Sellers:	2335945 ONTARIO INC.			Deposit:	20000.00
Landlord Name:				Possession:	
Appointments:	Listing Office 519-340-2316			Possess Date:	
Commission:	2.5%				
Bkg Trust:	NIB	HST Applicable: Yes	SPIS:	No/	
Sign:		Lockbox:		Spec Agreement:	No
Commence Date:	07/05/2016	Expire Date:		Contact Exprd:	No
Financing:		Holdover Days: 90		CDOM:	58

List Brokerage 1: [CBRE LIMITED](#)  
List Salesperson 1: [WILL HUNTER, Salesperson](#)  
Email: [will.hunter@cbre.com](mailto:will.hunter@cbre.com)

L/BR Phone: (519) 744-4900  
L/SP Phone: (519) 340-2307

List Brokerage 2: [CBRE LIMITED](#)  
List Salesperson 2: [MARTIN COTE, Salesperson](#)  
Email: [martin.cote@cbre.com](mailto:martin.cote@cbre.com)

Brokerage Phone: (519) 744-4900  
SP Phone: (519) 744-4900

Prepared By: SATOMI FUMITSUKI, Salesperson

Full Report

Date Printed: 09/01/2016

 Listing History

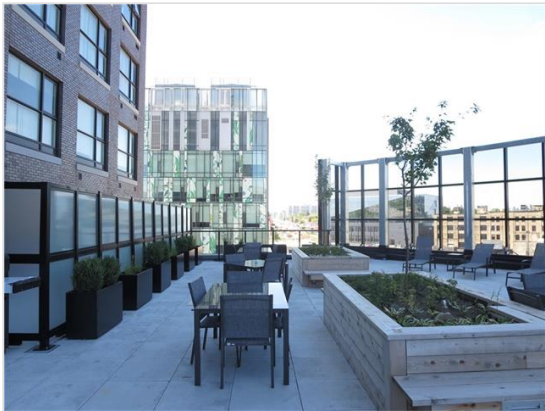
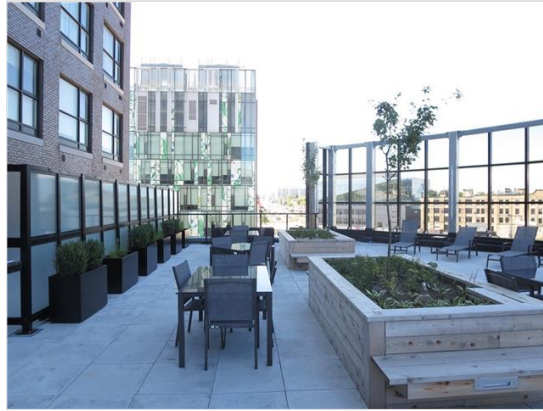
MLS@#	Type	Change Info	Effective Dt	Price Mod By	List SP ID	List Brk ID	Change Type
<a href="#">30528970</a>	COMM	A->ACS	08/23/2016	\$449,900 KWkw9697	KWkw7835	KW219	Active - CS

 Photos

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