



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



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1 Victoria Street #310

Kitchener, ON N2G 1G1



Commercial/Office

Price: \$449,900 For Sale

Sold Price: \$439,000

Status: **Sold Closed**

DOM: 76

MLS®#: 30528970

Region: Waterloo

Municipality: 2 - Kitchener East

Neighbourhood: 212 - Downtown Kitchener/East Ward

Category/Use: Office/Professional Office

Sq.Ft: 1,210

Acreage:

Yr Built/Age: /0-5 Years

Zoning: D6

Lot/Bldg/Unit:

Common Area Upcharges:

Area Influences: Public Transit

Brokerage: CBRE LIMITED

CrossSt/Dir: Victoria St. at King St.

Storey(s):

Freestanding: No

Location: Urban

Fronting On:

Rail:

Occupant: Tenant

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:		Bay Size:		Parking Spcs:	2	Trailer Spots:	
Building Size:		Double Man:	x	Clearance Ht.:		Parking Cost:	
Truck Level:	x	UFFI:		Drive In:	x	Grade Level:	x
Washrooms:	1			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.

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#:	00000000000000	Taxes/Year:	\$10,000.00/2016	Type Taxes:	
PIN		Assessment/Yr:	\$449,000/2016		
Legal Desc:	PT LT 19-21 PL 375 KITCHENER PT 1 & 4 58R10211 S/T 1300921 KITCHENER				

Listing Information

Sign:		Lockbox:		Occupant:	Tenant	Spcl Prov:	
Commence Date:	07/05/2016					CDOM/PDOM:	76
Financing:		Holdover Days:	90			SPIS:	No/
Included In Costs:							

Sold Information

Original List Price:	\$449,900	SF MOL:	1210	DOM:	76
Sold Price:	\$439,000	Close Date:	10/18/2016	SP\$/SQFT:	\$362.81
				LP\$/SQFT:	\$371.82
				SP/LP:	97.58%

Prepared By: SATOMI FUMITSUKI, Salesperson
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Date Printed: 09/14/2017