



SATOMI FUMITSUKI
Salesperson
SMART FROM HOME REALTY LIMITED



Office: (519) 880-8866
Cell: (519) 221-9371
Fax: (519) 886-0877

SOLD@InspireOneStop.com

1 Victoria Street #210

Kitchener, ON N2G 1G1



Commercial/Office

Price: \$449,900 For Sale

Sold Price: \$439,900

Status: **Sold Closed**

DOM: 84

MLS®#: 30527843
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

Storey(s):
Freestanding: No
Location: Urban
Fronting On:
Rail:
Occupant: Vacant

Brokerage: CBRE LIMITED

CrossSt/Dir: Victoria St. at King St.

Property Details

Lot Front: 0.00	Lot Depth: 0.00	Lot Size Code: Feet	VisitAble: Yes
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: No	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: Annual
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: Vacant	Spcl Prov:
Commence Date: 07/05/2016			CDOM/PDOM: 84
Financing:	Holdover Days: 90		
Included In Costs:			SPIS: No/

Sold Information

Original List Price: \$449,900	SF MOL: 1210	DOM: 84
Sold Price: \$439,900	Close Date: 11/16/2016	SP/LP: 97.78%
	SP\$/SQFT: \$363.55	
	LP\$/SQFT: \$371.82	

Prepared By: SATOMI FUMITSUKI, Salesperson
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