

Industrial Space

171 Webster Road, Kitchener

For Sale or Lease

MLS

Asking \$37.34 per ft!



Property Overview

- Excellent value, low tax rate.
- Centrally located just off Fairway Road.
- 2.94 acre lot (with side lot).

Property Details

Space Available:	34,760 SF
Asking Price:	\$1,298,000
Base Rent:	\$2.75 / SF
CAM + Taxes:	\$2.00 / SF \$44,000.00 Annually
Zoning:	M-4 (ByLaw 85-1)
Clear Ceiling Height:	16'
Possession:	Immediately
Loading Dock(s):	2 - 8' x 8'
Bay Size	30' x 30'

Contact Information :

John Hoffman, Sales Representative
jhoffman@coldwellbankerpbr.com
Phone : 519-743-5211 ext 3040
Fax: 519-743-8009



**PETER BENNINGER
REALTY, BROKERAGE**

Independently Owned & Operated

www.coldwellbankerpbr.com/commercial

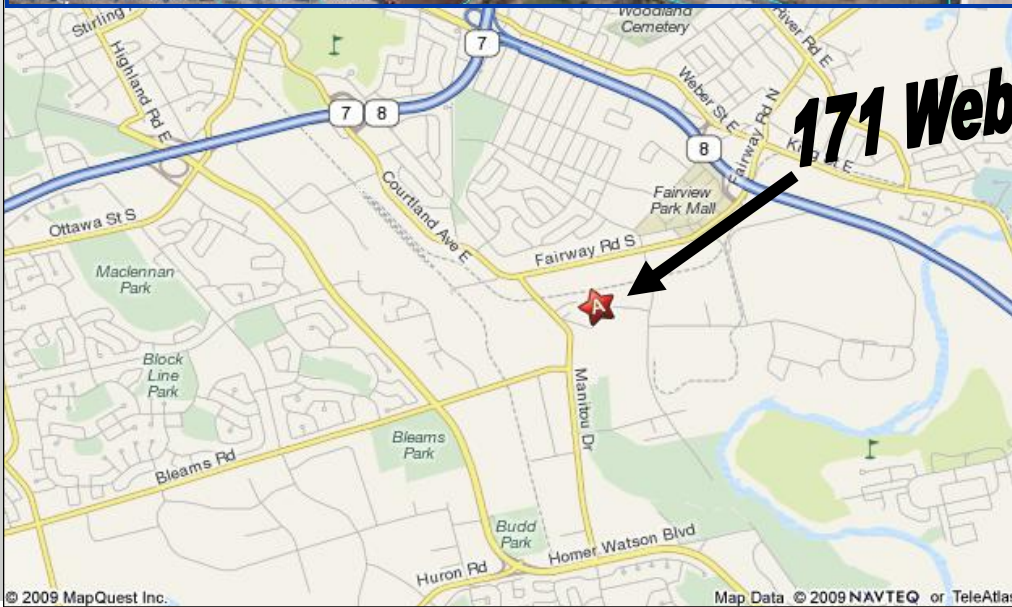
508 Riverbend Drive, Kitchener, ON N2K 3S2
519-743-5211

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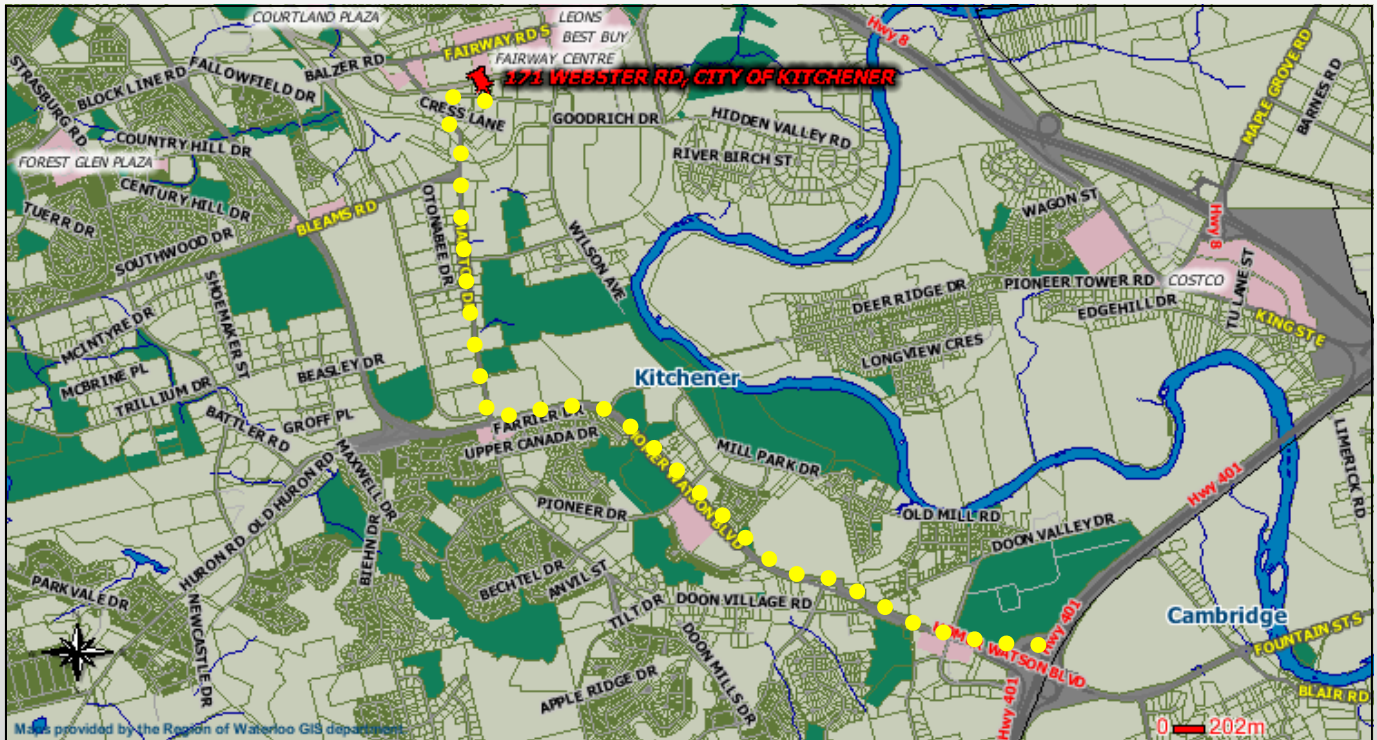
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Truck Route
- 3 minutes to Hwy 401

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