



Featured Properties

January 2012

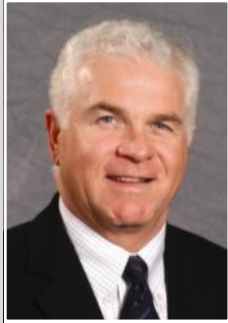


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Locally focused. Globally connected.

Advanced Manufacturing Facility for Sale 250 Royal Oak, Cambridge



John Whitney
HBA, SIOR
President
Broker of Record
x 224

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Property Summary

Total building area:	365,876 sq ft
Land Area:	24.79 Acres
Zoning:	M2 (Bylaw 150-85)
Shipping :	10 Dock level doors 3 drive-in doors
AC:	Plant and offices fully air conditioned
Hydro:	4000 AMPS
Cranes:	Various sizes and rails 1- 5 Ton
Sprinklers:	Full sprinkler system
Asking Price:	\$19.9 M (\$54.39 sq ft)

- Fully air conditioned advanced manufacturing building adjacent to Toyota's Cambridge production facility
- 2 floors of fully finished office and engineering offices
- Easy access to Highway #401 and Highway #8
- Located adjacent to the City of Cambridge newest Boxwood Business Park

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Michael Klein
 SIOR, Broker
 x 232

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Available area: 27 Acres
 1.5 to 22 acre sites

Zoning: C-5

- Hanlon expressway (Hwy 6) direct exposure
- Vacant lots for sale, available immediately
- Municipal services complete
- Design build lease/sale available

Asking price: **\$285,000 to 385,000 per acre**

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Peter Kruschen
SIOR
Sales Representative
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Features:

- Drive-up office space in a park-like setting
- Close to all amenities including a variety of Dutton
- Business Park tenants, financial institutions, restaurants, shopping & bus routes
- I-Industrial zoning allows many uses
- Fully finished, single storey with lots of natural light
- Great exposure and access to the Conestoga Expressway (Hwy 85)

CAM and taxes: \$6.45/sq ft plus utilities

Lease rate: \$10.95/sq ft Net

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Flex Industrial Space for Lease

5 Cherry Blossom Road, Cambridge



Darren Shaw
 SIOR
 Sales Representative
 x 226



Nick Boertien
 Sales Representative
 x 249



Total available area:	11,853 sq ft
Industrial area:	10,953 sq ft
Office area:	900 sq ft
Zoning:	M-3; Bylaw#: 150-85
Shipping and receiving:	2-truck level doors
Ceiling height	25' clear
CAM and taxes:	\$3.65 / sq ft
Lease rate:	\$5.75 / sq ft

- Attractive high profile industrial building
- Located in Cambridge Business Park
- Paved rear marshalling yard
- Clean warehouse / assembly space
- Easy access to Hwy 8 and Hwy 401

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Multi-Residential Investment Opportunity

271 Westcourt Place, Waterloo



Christopher Coupal
CCIM, Broker
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John Markou
Sales Representative
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Intersection:	Westcourt Place and Westmount Road
Building Type:	Townhome Units
Number of Units:	20 Unit 5-Bedroom Units 100 - Bedrooms Total
Rental Value:	\$500 / bedroom
Property size:	1.16 Acres
Parking:	Surface
Laundry:	Common, Coin Operated
Heating system:	Gas Hot Water
Hot water:	Gas

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Retail/Warehouse Property for Sale

43 Concession Street, Cambridge



Mike Conrad
Sales Representative
x 254



Matthew Dickson
Sales Representative
x 261



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Lot size: 0.41 acres
 Available area: 8,000 sq ft approximately
 Ceiling height: 12' clear
 Loading: 2 drive-in doors

 Asking Price: **\$429,000.00**

- Consists of the original stone structure with additions over the years
- Second floor open warehouse
- Large open areas for showroom
- Post and beam construction
- Stone and concrete construction
- Forced air heating
- Large parking area in front
- Security system

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Prestigious residential lots for sale

Hidden Valley Estates, Kitchener



Colleen Whitney
Sales Representative
x 233



Matthew Dickson
Sales Representative
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- Variety of lot sizes available from 0.29 to 1.17 acres with 78' frontage
- Choose your own builder
- Subdivision features: amazing views, wildlife sanctuaries, walking/hiking trails, scenic spring-fed pond, tranquil setting, neighbouring Bridle Path Estates — an established collection of luxury homes
- Minimum size requirements: Bungalow — 2,500 sq ft , Two-storey — 3,500 sq ft
- Single detached, one, two, 1/5 storey, split level, bi-level, multi-level homes
- Full city services
- Now is a great opportunity to purchase two adjoining lots
- Developer to approve builder, building plans, grading, etc.

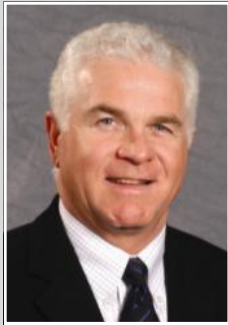
Lots From: \$260,000

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[Click here for Site Plan](#)

Modern Flex Industrial Space for Lease

640 Bridge Street West, Waterloo



John Whitney
HBA, SIOR
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Broker of Record
x 224



Ginger Whitney
Sales Representative
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Location: 640 Bridge Street West, Waterloo
Bridge Street near Northfield Drive

Area: 3,000 sq ft

Finishes: mix of open office area and private offices
fully built out air conditioned office space

Parking: free on site parking

Rental Rate: \$12.00 / sq ft

Available: immediate occupancy
separate entrance
signage available

- well located modern flex industrial building built in 2003
- approximately 20% of the building is office space
- 20% of the industrial space is air conditioned
- property is located on Bridge Street West near Northfield Drive
- the building space is adaptable and can be divided
- showroom and office space is also available

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Freestanding Building Available for Sale & Lease

765 Woodlawn Road West, Guelph



Michael Klein
CA, SIOR
Sales Representative
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Building size:	4,938 sq ft
Land area:	2.85 acres
Zoning:	SC.2-2
Loading:	1 Dock, 1 Drive-in door
Power:	200 amps, 550/600 volts
Purchase Price:	\$1,795,000
Lease rate:	\$11.95 / sq ft Net
Additional Rental Income:	Long term land lease in place for Bell Mobility communications tower

- Freestanding retail/office/service commercial building on Woodlawn Road
- Attractive retail showroom with 1,074 sq ft of storage space
- Ample parking
- Huge lot allows significant expansion

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Available Area: Unit 1 19,400 sq ft Office space
Zoning: I-1
Location: Situated in Waterloo's Pressworks Tech Park
Unit D 3,870 sq ft Hi-Tech assembly space
Total: 23,270 sq ft
Additional rent: \$6.46/sq ft (2011)
Lease rate: Unit 1 — \$12.95/sq ft Net
Unit D — \$11.00/sq ft Net

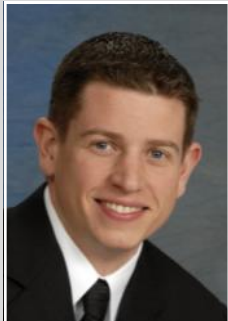
- Ideal assembly space with good on-site loading capabilities, lighting and power
- Fully air-conditioned space
- Unit D can be upgraded to a higher use to accommodate tenant's requirements with the rental rate to be adjusted accordingly
- Good access to the Conestoga Expressway (Hwy 85)
- Near many amenities including restaurants, financial institutions, retail

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Darren Shaw
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Nick Boertien
Sales Representative
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Total Available: 31,107 sq ft

Asking Price: \$4,270,000.00

Annual Taxes: \$21,787.20

- Multi-storey “brick and beam” building, located in the heart of Kitchener’s “Warehouse District”
- Suitable for a range of uses including: Office, loft residences etc.
- Walking distance to Victoria Park, U of W Health Sciences Campus, Tannery District and Future transit hub.
- Many unique features-high ceilings, wood floors, exposes masonry, heavy timbers, large operable windows etc.

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Carolyn Coakley
Sales Representative
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James Craig
Sales Representative
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Location: Located at Randall Drive and Weber Street North
Zoning: I1-6
Asking Price: \$339,900.00
Taxes: \$8,683.54 / 2011 (includes three separately deeded parking spaces)
Condo Fee: \$393.67 per month
Available Area: 2,500 sq ft
Parking: Three owned spaces plus ample common spaces

- Tastefully renovated office space with board room, reception, two offices, kitchen, two washrooms, document hub plus approximately 1,100 sq ft of warehouse space
- Furniture, systems and appliances negotiable separately
- Loading dock is 10' x 12'
- Condo fee includes water, maintenance, snow plowing and building insurance
- Rarely available opportunity to acquire a Condominium Unit

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