



FOR SALE

573 KING ST N, WATERLOO

\$199,000

\$8,584 Gross Rent

2,700 Sq Ft

Cafe & QSR

COFFEE OF THE WORLD

This little shop located at Waterloo called Coffee of the World is a very famous spot that serves coffee, K-cups, or any types of coffee and also does catering services. Located in an area with lots of exposure, near the intersection of King St N and Northfield Dr W.

This 2,700 sq ft unit is equipped with a 5 ft hood, 1 walk-in fridge, 2 washrooms, and tons of parking outside. The unit has a seating capacity for 30 people.

The place started in 2014 and is already on it's 9th year. Gross lease rate of \$8,584 with a 10-year lease that can be discussed. Just in 2022, sales are at \$392,611. Ownership structure is 100%. The neighbourhood tenants also has LCBO, Scotiabank.

READY FOR SECONDS?

Call me to discuss this listing today.



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This document is not meant to solicit existing listings. (12.2002)

carve REAL ESTATE



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OTHER LOCATIONS:



DAMASK RESTO MARKET

- QSR - Market - Bakery
- 2,473 Sq Ft
- \$8,155 Gross Rent
- Seating for 24 + 12



FRESHII (MANITOU)

- Health QSR Franchise
- 1,137 Sq Ft
- \$6,460 Gross Rent
- Seating for 18 + 30



FRESHII (WEBER)

- Health QSR Franchise
- 1,400 Sq Ft
- \$5,752 Gross Rent
- Seating for 24 + 6

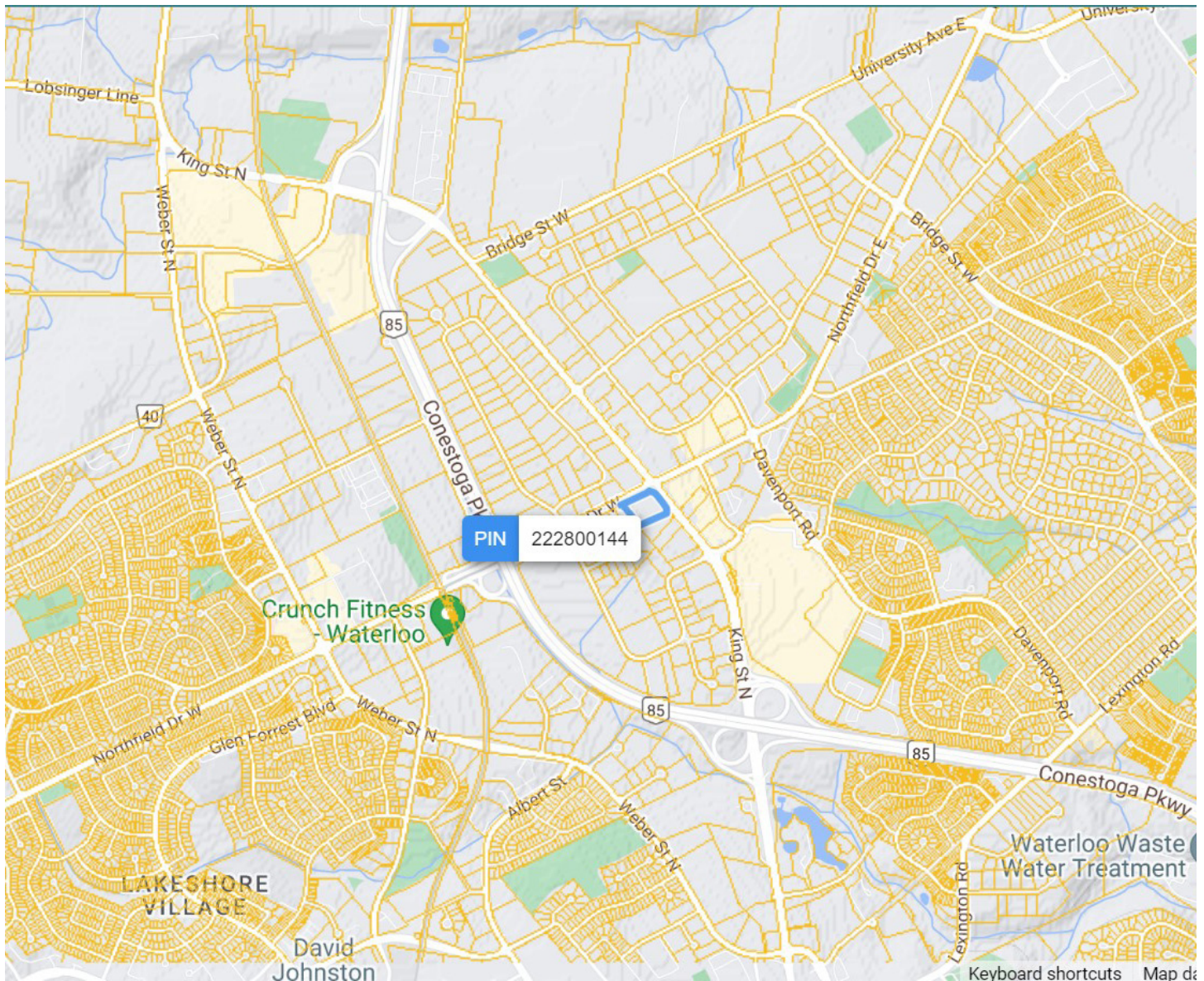


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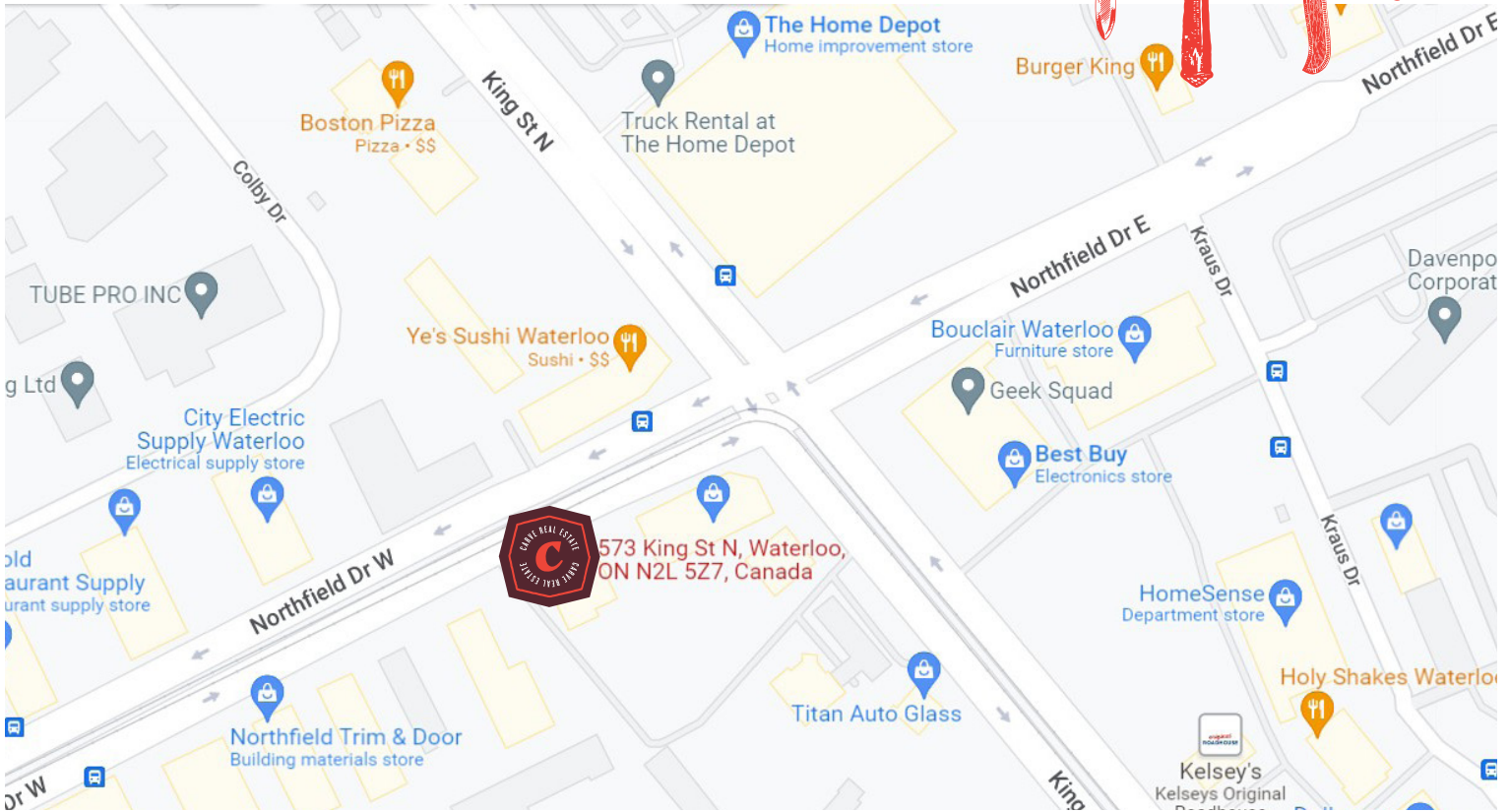


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BUILDING DETAILS

This cafe is located in an area with great exposure near the intersection of King St N and Northfield Dr W. It benefits from both street front presence and pedestrian and local traffic.

Neighboring tenants in the area include Ye's Sushi Waterloo, Titan Auto Glass, Boston Pizza, and many more!

Property Details: This unit is 2,700 sq ft and is equipped with a 5 ft hood, 1 walk-in fridge, 2 washrooms, and tons of parking outside. The place has a seating capacity of 30 people.

The place is a popular spot for locals. Dozens of other businesses in the area contribute to the exposure of this cafe.

LOT SIZE

Frontage:
397.32 ft

Depth:

Dimensions:
88.74 ft x 394.17 ft x 62.25 ft
x 259.26 ft x 72.76 ft x
397.32 ft x 267.21 ft

Size:
151,631.06 ft²



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