

FOR SUBLEASE

WHITNEY
Commercial Real Estate Services

48 ONTARIO ST N, KITCHENER



4,829 SF RETAIL / OFFICE SPACE IN DOWNTOWN KITCHENER

Ideally located retail & office space in a fully restored heritage building with 4 on-site, designated parking spots.

This recently renovated 4,829 SF unit features 2 offices, 1 boardroom, 3 washrooms, a storage/utility room, a bar/kitchen area, and ample natural light.

Opportunity to take advantage of a reduced, all inclusive Gross rent until October 2026.

The Landlord is seeking a long-term Tenant. Potential to expand to a total of 14,000 SF.

BUILDING AREA | 4,829 SF

ZONING | SGA-4 (2), (19H)

LEASE RATE | \$13.00 / SF Gross

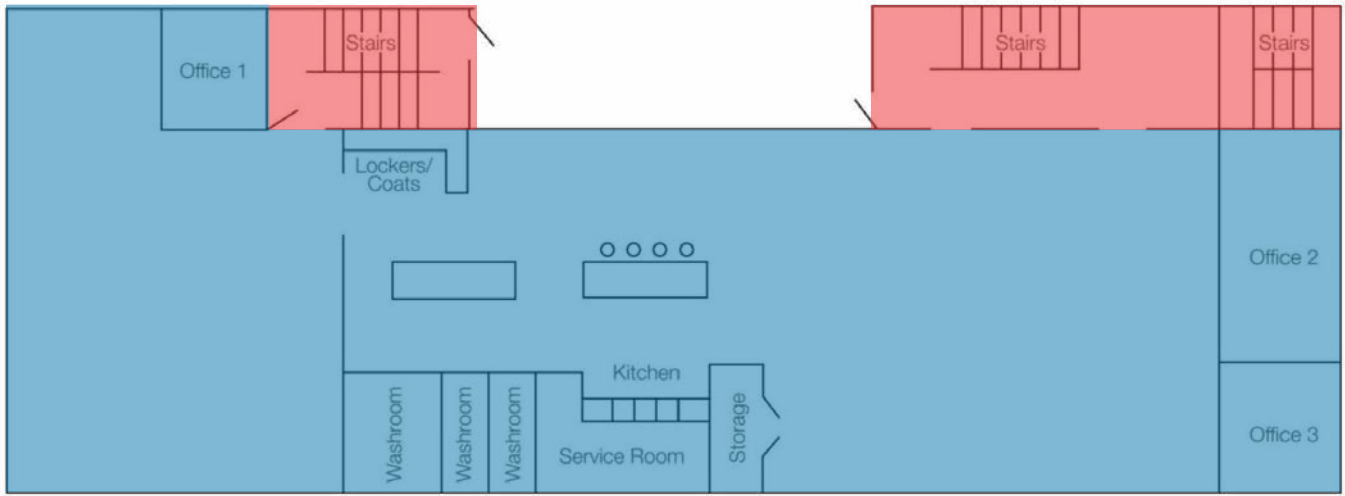
DEDICATED PARKING | 4 Spots





FLOOR PLAN

4,829 SF



Ontario St. N

- COMMON AREA
- AVAILABLE UNIT



Downtown
Kitchener

Public Transit
Nearby

89
Walk
Score

Ample Natural
Light

4 Dedicated
Parking Spots

Amenities
Nearby

PERMITTED USES (Complete list available upon request)

- Community Facility
- Day Care Facility
- Elementary School
- Hospital
- Artisan's Establishment
- Caterign Services Establishment
- Commercial Entertainment
- Commercial School
- Fitness Centre
- Health Clinic
- Hotel
- Office



Downtown Kitchener

 Light Rail Transit Route (LRT)



LRT Station

Contact us for more information



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**Broker *Sales Representative