



For Sale: Commercial

657 King Street E

Cambridge, Ontario



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657 King Street E

Lennard Commercial Realty Brokerage & Royal LePage Your Community Realty (the “Advisors” or “Lennard” or “Royal LePage”) has been retained on an exclusive basis by the Vendor to offer for sale a 100% interest in a commercial building located at 657 King St, Cambridge (the “Property”). The property is located in Cambridge, Ontario. The offering represents a rare opportunity to acquire a multi-tenant commercial building located in a busy downtown core.

The property includes a great mix of service - oriented tenants. The zoning allows also for many permitted uses. The opportunity provides prospective investors a chance to acquire a well-located property with rental income upside and local market growth in a fast-growing city.

Property Highlights

Location	Well-located commercial building in downtown Preston
Income Upside	Below market rents allow for upside value. Opportunity for investor to reposition asset.
User Opportunity	Excellent opportunity to locate your business and have tenants subsize overhead costs

For more information on this asset, please contact:



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Property Highlights

657 King Street E located in Cambridge, Ontario



Building Size
7,491 SF
Year Built
1929



Frontage
66.66 ft.
Depth
134.28 ft.
Lot Size
8,892 SF



Asking Price
\$1,800,000



Zoning
C1RM2

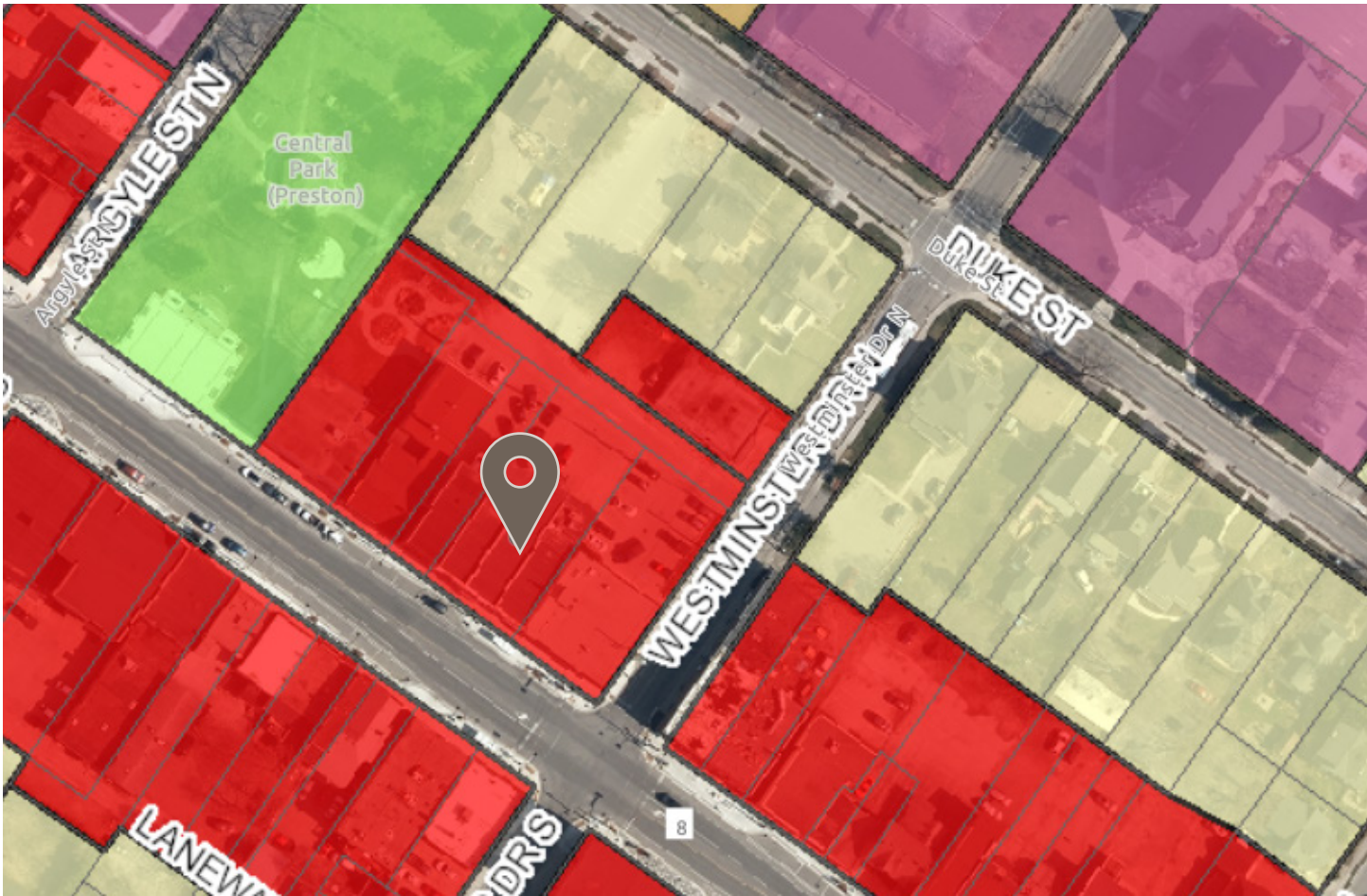


Asset Type
Commercial/Retail

Zoning: C1RM2

Permitted Uses

- Business & Professional Office
- Food Services Establishment Including a Cart
- Laundry or Dry Cleaner's Establishment (not a drying cleaning plant)
- Hotel or Motel
- Funeral Home
- Place of Amusement (except amusement arcade)
- Recreation Centre
- Day Nursery or Day Care Centre
- And Much More



Location Overview

Cambridge

Cambridge is a modern city with a rich architectural heritage still clearly seen today. Cambridge is now the second largest community within Waterloo Region. This is partly due to our strong economy and culture. Cambridge is united by its heritage, rivers, cultures and common future.



Population

134,495

Greater KWC

586,000 (2023)




Average Household Income (5km)

\$89,467



Unemployment Rate (5km)

6.7%




Drive Times

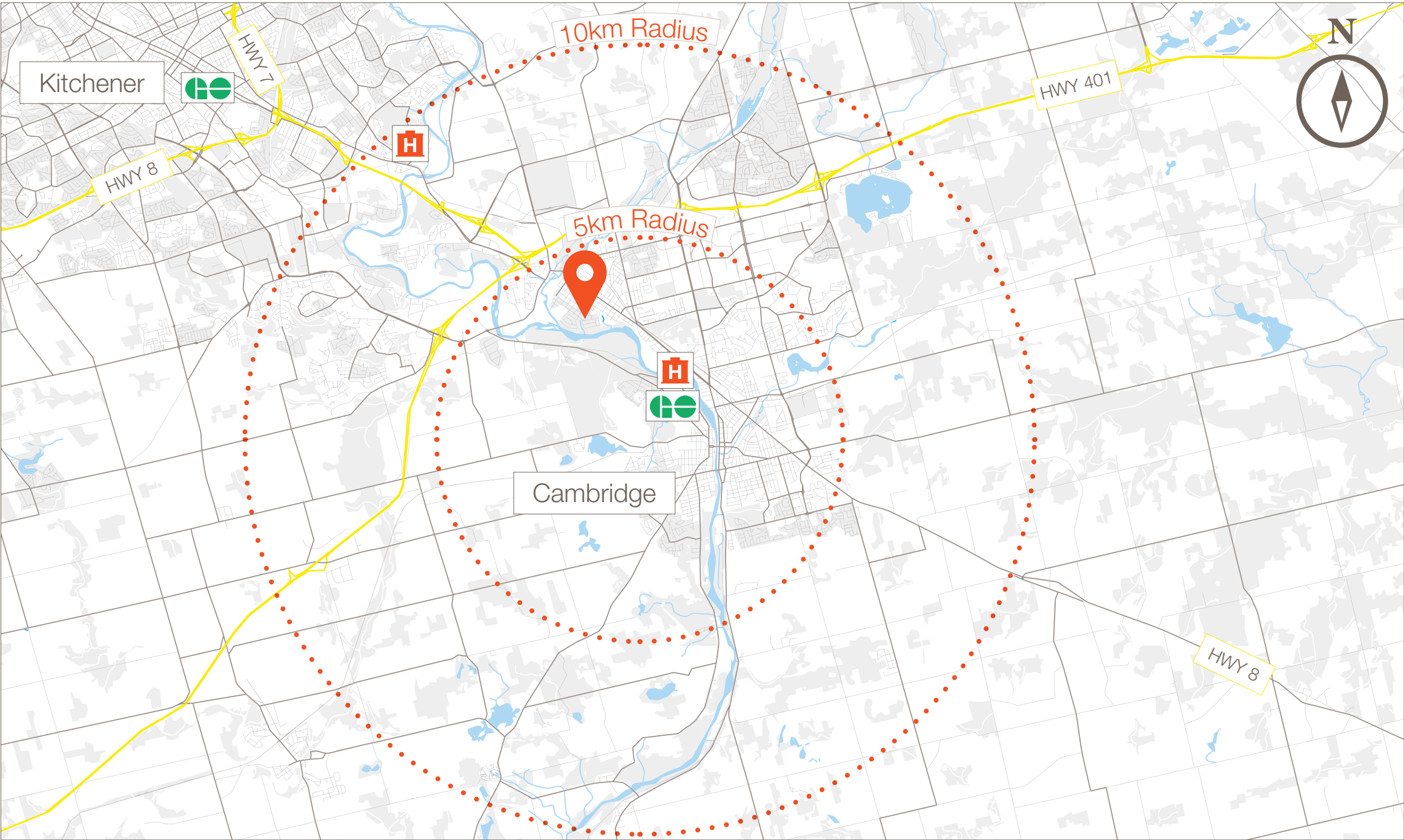
Toronto | 1 hour 11 mins | 97 km

Hamilton | 40 mins | 44 km

Kitchener / Waterloo | 28 mins | 28 km



657 King Street E



Neighbouring Amenities

Restuaurants

- 1. Silver Spoon
- 2. Cambridge
- 3. ZAZ Bistro
- 4. Fiddle & Firkin
- 5. Tommy's Pizza & Wings

Education


- 6. Preston High School
- 7. St. Joseph Catholic Elementary School
- 8. St. Micheal Catholic Elementary School
- 9. Parkway Public School
- 10. Coronation Public School

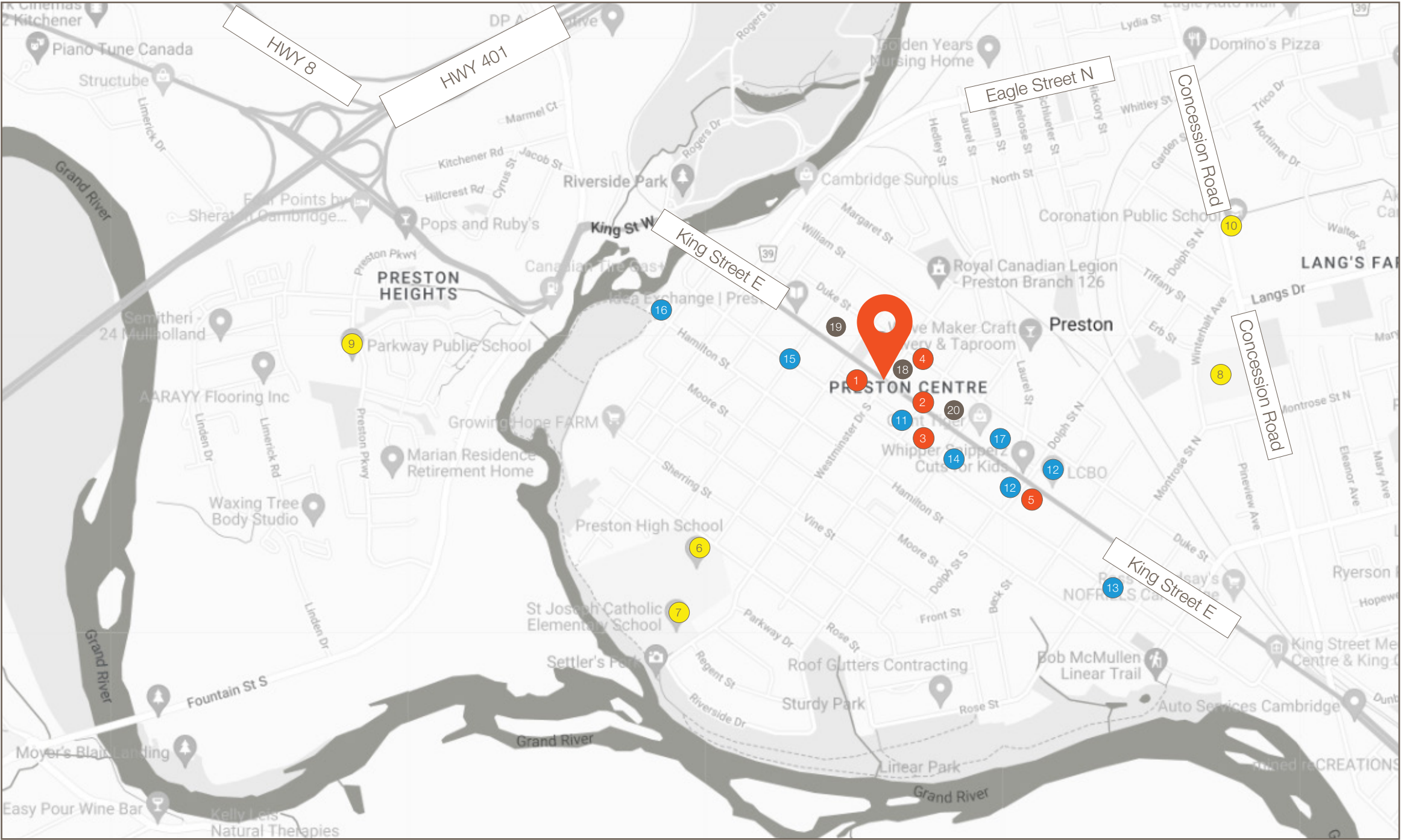
Shopping & Grocery

- 11. Giant Tiger
- 12. LCBO
- 13. NoFrills
- 14. Home Hardware
- 15. The Tool Shop
- 16. The Beer Store
- 17. Top Market Family Farms

Financial Institutions

- 18. TD Canada Trust
- 19. CIBC
- 20. Bank of Montreal

 657 King Street E





ONTARIO
SPORTS

Sports
Excellence

Space

TD Canada Trust

Modern City
with a Rich
Architectural
Heritage

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