



FOR SALE

COMMERCIAL CONDOMINIUM UNITS

454 HESPELER ROAD, UNITS 203-204
CAMBRIDGE, ON.

KEITH SCHAPPERT

Sales Representative

O: 519.743.5211 x 3030 | C: 226 791 4230

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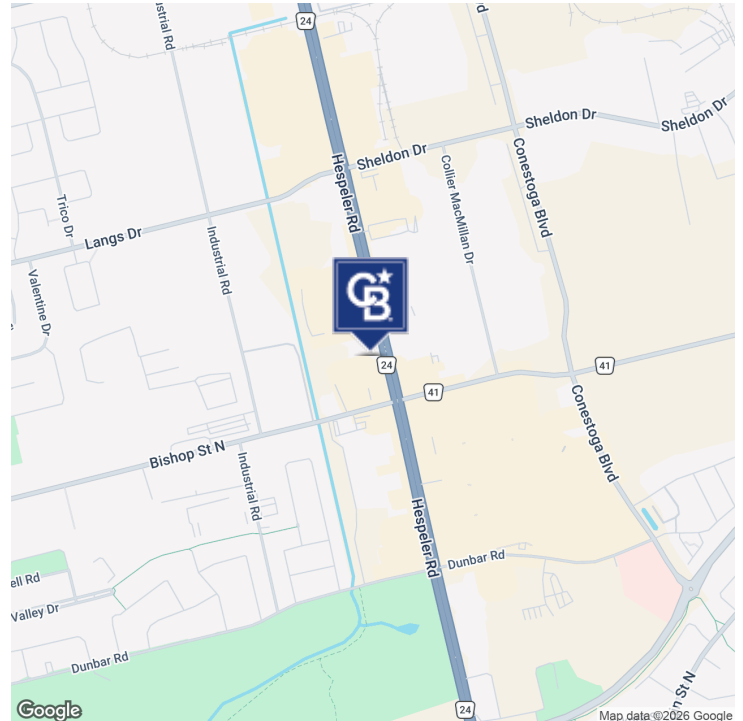


**COLDWELL BANKER
COMMERCIAL**

**PETER BENNINGER
REALTY, BROKERAGE**

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454 HESPELER ROAD
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OFFERING SUMMARY

UNITS 203 & 204

| | |
|--------------|------------------|
| UNIT SIZE | 1,879 SF |
| ASKING PRICE | \$868,000 |
| TAXES (2026) | \$12,435.11 |
| CONDO FEES | \$1,005.73/MONTH |

UNIT 203

| | |
|--------------|----------------|
| UNIT SIZE | 845 SQ. FT. |
| ASKING PRICE | \$389,000 |
| TAXES (2026) | \$5,641.10 |
| CONDO FEES | \$452.24/MONTH |

UNIT 204

| | |
|--------------|----------------|
| UNIT SIZE | 1,034 SF |
| ASKING PRICE | \$479,000 |
| TAXES (2026) | \$6,794.00 |
| CONDO FEES | \$553.49/MONTH |

ZONING: C4

PARKING: AMPLE. ON-SITE

SECOND-FLOOR OFFICE CONDOMINIUMS

Now available at 454 Hespeler Road in Cambridge. Offering well-appointed professional space ideally suited for medical, dental, legal, accounting, financial, and other office users.

These bright, efficiently designed units feature abundant natural light, functional layouts, and convenient access to ample on-site parking, with immediate connectivity to Highway 401 and public transit.

Excellent opportunity for professionals to own their workspace rather than lease – build equity, control occupancy costs, and eliminate uncertainty around future rent increases. A strategic alternative to renting in a strong commercial corridor with great street exposure and close proximity to amenities, transit, and Highway access

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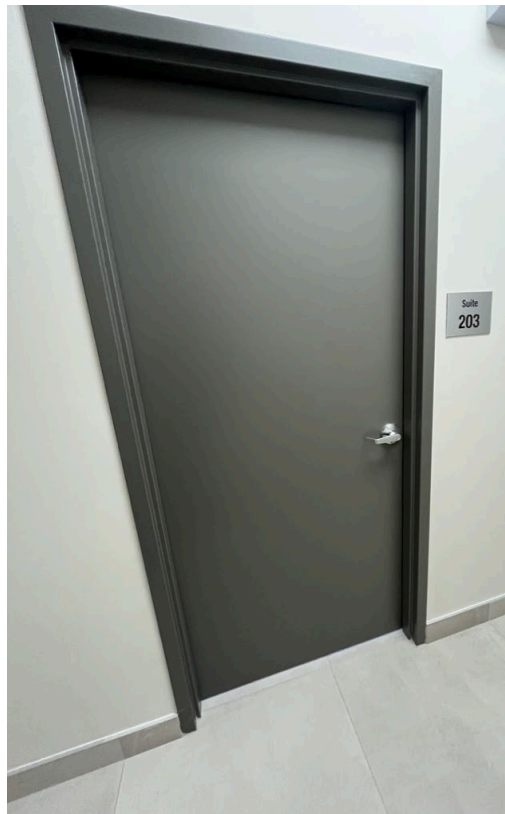


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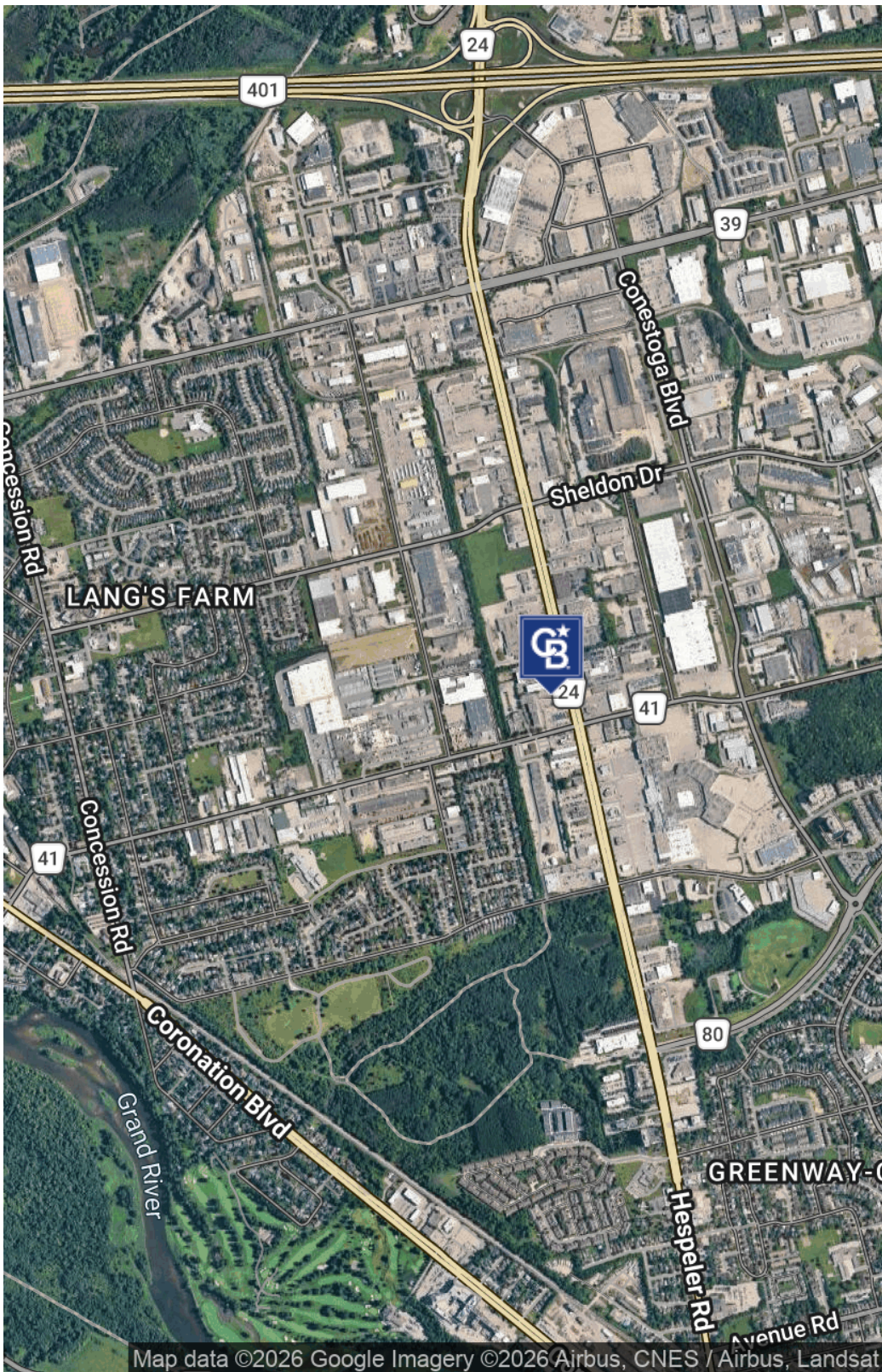


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454 HESPELER ROAD CAMBRIDGE

Ideally positioned along one of the city's primary commercial arteries, this location offers exceptional visibility and accessibility in the heart of Cambridge. Hespeler Road is a well-established corridor known for its strong traffic counts, diverse mix of retail, service, and professional uses, and direct connectivity to surrounding neighbourhoods.

The property benefits from close proximity to Highway 401, providing convenient regional access to Kitchener-Waterloo, Guelph, and the Greater Toronto Area. Numerous public transit routes operate along Hespeler Road, enhancing accessibility for employees, customers, and clients alike.

Surrounded by national retailers, restaurants, and essential services, the location is also minutes from residential communities, employment hubs, and institutional uses, supporting consistent day-time and evening activity. This strategic setting makes 454 Hespeler Road an outstanding opportunity for businesses seeking prominence, connectivity, and long-term value in a high-demand Cambridge location.

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