

3160

King Street East, Kitchener

FOR LEASE



Lease Rate

\$25/ SF Net

Additional Rent: \$11.00/SF

Highlights

Nearest Intersection King St E and Fairway Rd S

Building sq ft 2400 SF

Acreage 0.294 acres

Zoning COM-2

Possession 90+ Days

Property

- Surrounded by residential neighborhoods and commercial amenities – strong local customer base
- Two 1,200 sq ft units or the whole 2,400 SF available for lease
- Well-maintained with large storefront windows
- Prime King St E frontage in urban Kitchener; quick access to Hwy 8 & Fairview Park Mall
- 13 dedicated parking spaces
- Average daily traffic count of 45,802 on King St E and Fairway Rd
**AADT Volume Report 2024

THEO PAPADOPOULOS
SALES REPRESENTATIVE
THEO@COUPALMARKOU.COM
519-569-1905

BROOKS WAY
BROKER
BROOKS@COUPALMARKOU.COM
519-242-8642

Coupal Markou Commercial Real Estate Inc
150 King Street South
Waterloo, Ontario N2J 1P6
Office 519-742-7000
Fax 519-742-7070



www.coupalmarkou.com

3160

King Street East, Kitchener

FOR LEASE



THEO PAPADOPOULOS
SALES REPRESENTATIVE
THEO@COUPALMARKOU.COM
519-569-1905

BROOKS WAY
BROKER
BROOKS@COUPALMARKOU.COM
519-242-8642

Coupal Markou Commercial Real Estate Inc

150 King Street South
Waterloo, Ontario N2J 1P6
Office 519-742-7000
Fax 519-742-7070



www.coupalmarkou.com

This disclaimer shall apply to Coupal Markou Commercial Real Estate Inc., Brokerage, to include all employees and independent contractors. The information set out herein is for advertising purposes, and any images, assumptions, estimates and property details have been obtained from sources deemed to be reliable. No warranty or representation is made as to its accuracy, correctness and completeness of the information, being subject to errors, omissions, conditions, prior sale / lease, withdrawal or other changes without notice. The recipient of the information should conduct its own inquiries and investigations prior to placing any reliance upon the information. MLS