

INVESTMENT PROPERTY

FOR SALE

| 300 MILL STREET, KITCHENER |

PRICE:	\$2,950,000
PROPERTY TAXES:	\$41,911.23
BUILDING SIZE:	30,699 Square Feet
PROPERTY SIZE:	2.34 Acres
PARKING:	Free - On Site ▪ Abundant
ZONING:	M2 (See Uses)
TENANTS:	10



Net Base Rent \$172,900.56
plus value in extra land and management income.

FOR MORE DETAILS CONTACT:

John Hoffman, Sales Representative
E: jhoffman@coldwellbankerpbr.com
P: 519-743-5211 EXT 3040

Coldwell Banker Peter Benninger Realty, Brokerage
508 Riverbend Drive, Kitchener, ON. N2K 3S2
P: 519-743-5211 | F: 519-743-8009 | W: Coldwellbankercommercial.ca

*Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.

INVESTMENT PROPERTY

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| 300 Mill Street, Kitchener | Multi Unit Industrial Complex

- Rarely available 30,000 plus square foot clean well maintained multi unit industrial complex situated on 2.34 acres.
- Property constructed in 1983.
- Property under current ownership & management since July 2005
- Strong holding income while considering long term redevelopment opportunities.
- M2/CRI Zoning: Presently allows for general light industrial and various other commercial/residential tenancies.
- City of Kitchener designated urban improvement area.
- Good access to highways, centrally located to downtown Kitchener.
- Located on future Rapid Transit Line and less than 800 meters of the new Mill Street ION Station Stop.
- Mill/Courtland corridors have undergone extensive improvements with many new developments completed or in the planning stages.
- Excess land allows for the development of a 12,000 square foot building or fenced tenant compound.
- No rent controls, long term commercial triple net leases, rental escalations, diversification of tenants.
- Turnkey Investment. List of established property consultants and trades can be provided.
- Plenty of parking.
- Phase I and II Complete with good results.

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| 300 Mill Street, Kitchener | Aerial Photos



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| 300 Mill Street, Kitchener | Zoning - Permitted Uses

- Beverage-Making Equipment Sales
- Biotechnological Establishment (By-law 2000-114, S.2)
- Building Material and Decorating Supply Sales
- Canine or Feline Grooming or Training (By-law 93-129, S.11)
- Carwash
- Commercial Parking Facility
- Commercial Recreation
- Commercial Weighing
- Computer, Electronic and Data Processing Business
- Craftsman Shop
- Day Care Facility
- Dwelling Unit
- Educational Establishment
- Financial Establishment
- Garden Centre and Nursery
- Gas Station
- Health Clinic
- Health Office
- Laboratory
- Manufacturing
- Office
- Printing Establishment
- Private Club or Lodge, Union Hall
- Religious Institution
- Repair Service
- Research and Development Establishment
- Sale and Storage of Heating Fuel
- Sale of Monuments
- Sale, Rental or Service of Business Machines and Office Supplies
- Sale, Rental, Service, Storage or Repair of Motor Vehicles, Major Recreational Equipment and
- Parts and Accessories for Motor Vehicles or Major Recreational Equipment
- Sale, Rental, Storage or Service of Tools and Industrial, Farm or Catering Equipment
- Scientific, Technological or Communications Establishment
- Security or Janitorial Services
- Surveying, Engineering, Planning or Design Business
- Tradesman or Contractor's Establishment
- Transportation Depot
- Truck Transport Terminal
- Veterinary Services
- Warehouse
- Wholesaling

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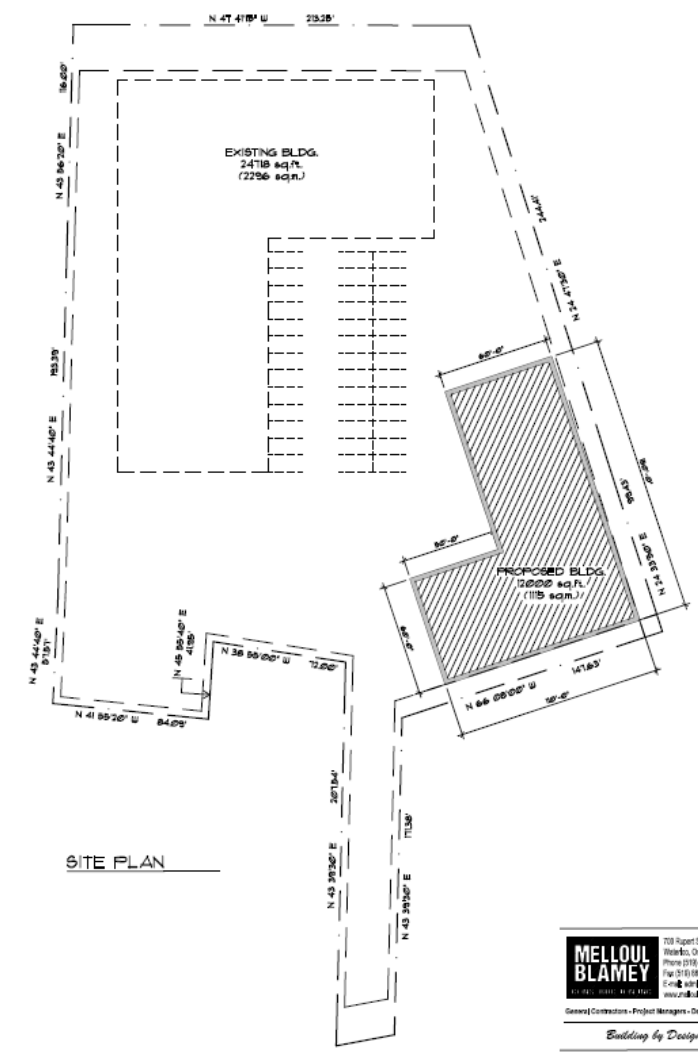


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| 300 Mill Street, Kitchener | Proposed Site Plan

Great site for an owner interested in adding another building to this site for their own use and realizing the income on adjacent building.

Building could vary in size and accommodate a compounded area.



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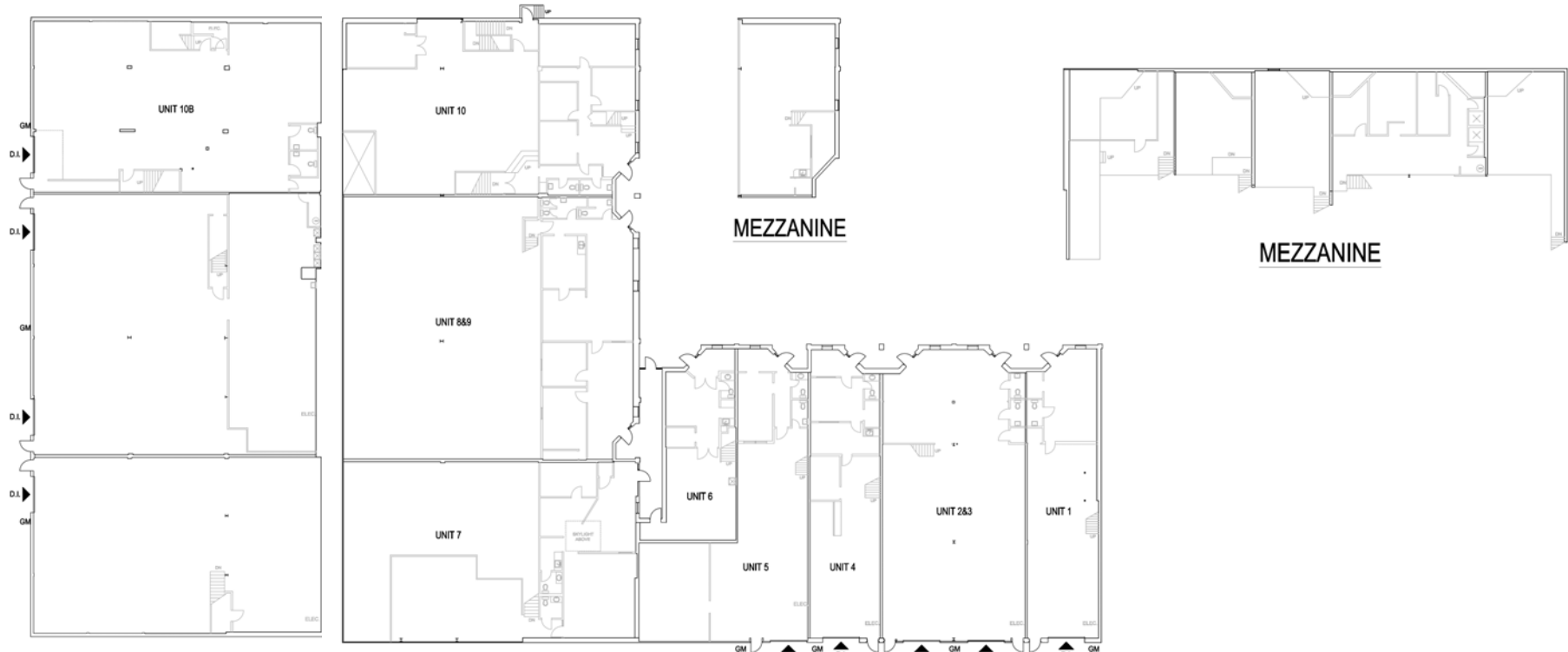
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INVESTMENT PROPERTY FOR SALE

| 300 Mill Street, Kitchener | Floor Plans



MAIN LEVEL:	16,958 SF
LOWER LEVEL:	13,837 SF
MEZZANINE:	4,894 SF
TOTAL AREA:	35,689 SF

ALL SUITES MEASURED TO BOMA 2004 :
 EXTERIOR OF ALL EXTERIOR WALLS,
 TENANT FACE OF COMMON AREA WALLS,
 CENTRE OF DEMISING WALLS

PREPARED BY: MEASUREX (905) 628-1818 FAX: (905) 627-4154	LOCATION: 300 MILL STREET KITCHENER, ONTARIO	PREPARED FOR: VENTURA BUSINESS GROUP DATE: 14 OCTOBER 2009 FILE: 300-MILL.DWG SCALE: NTS
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Confidentiality Agreement - Commercial

Form 560 for use in the Province of Ontario

BETWEEN: Coldwell Banker Peter Benninger Realty, Brokerage (the Confidential Information "Provider")
(Seller/Buyer/Landlord/Tenant/Brokerage)

AND: _____ (the Confidential Information "Recipient")
(Seller/Buyer/Landlord/Tenant/Brokerage/Advisor/(Other))

CONCERNING: confidential or proprietary information described as: Information package with financial statements

(the "Confidential Information")

to be provided to the Recipient upon execution of this Agreement;

FOR THE PROPERTY KNOWN AS: (This section is optional if the Property is not to be identified until after execution of this Agreement)
300 Mill Street, Kitchener, Ontario (the "Property")

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confidentiality Agreement, "Provider" includes the employees and principals of the Provider and "Recipient" includes the employees and principals of the Recipient, the employees, agents, advisors, consultants and lenders of the Recipient's principal and the parties specifically authorized under this Agreement to receive the Confidential Information. "Confidential Information" includes written, electronic and verbal information designated in this Agreement as confidential or proprietary.

TERMS: In consideration of receiving the Confidential Information from the Provider, the Recipient agrees to hold and treat the Confidential Information in the strictest confidence and agrees not to disclose the Confidential Information to any party who has not been authorized under this Agreement to receive the Confidential Information. This Agreement authorizes the Recipient to share the Confidential Information with _____

The Confidential Information is provided for the sole and limited use by the Recipient, including the parties specifically authorized under this Agreement to receive the Confidential Information. If the Recipient intends to disclose any or all of the Confidential Information to any other party who is not authorized under this Agreement to receive the Confidential Information, the Recipient agrees to enter into a Confidentiality Agreement with the other party on the same terms and conditions as included herein and obtain the Provider's written authority prior to releasing the Confidential Information to the other party.

The Recipient shall be liable to the Provider for any non-compliance of this Confidentiality Agreement by the Recipient and for any disclosure of the Confidential Information by any other party who has received the Confidential Information from the Recipient.

The Recipient agrees to make all inquiries and communications concerning the Confidential Information and the Property through the Provider. The Recipient agrees not to contact anyone other than the Provider for additional information about the Property, including employees, tenants, business contacts, suppliers, government agencies, etc., or to inspect the Property, without the prior written consent of the Provider.

If the Recipient is no longer interested in continuing negotiations for the Property or completing a transaction with the Provider, the Recipient agrees to return all written Confidential Information to the Provider and to destroy any written and electronic copies in the Recipient's possession.

The Recipient agrees that any investigations of the Property are at the sole risk and expense of the Recipient and the Provider will not be liable for any costs related to such investigations or due diligence without the express written authorization from the Provider.

The Provider is not liable for the accuracy or completeness of the Confidential Information and is not liable in any way to the Recipient as a result of providing the Confidential Information to the Recipient.

Any liability or dispute arising out of this Confidentiality Agreement, or any non-compliance with this Agreement shall be subject to and governed by the laws of the Province of Ontario, Canada.

The Recipient executing this Agreement agrees to inform any Recipient of the Confidential Information that the information is confidential.

PRIVACY: Each of the Provider and Recipient represent and warrant to the other that each has complied with the provisions of the Personal Information Protection and Electronic Documents Act and will continue to do so and, if required, each will provide an authorized contact to the other for matters concerning personal information.

Signature of Provider/Authorized Representative:

Company: Coldwell Banker Peter Benninger Realty, Brokerage

DATE: _____
(Provider/Authorized Representative/Signing Officer)

Address: 508 Riverbend Drive

Kitchener, ON N2K 3S2

(. 519 .) 743-5211 x3040 (. 519 .) 743-8009
Tel. No. FAX No.

Signature of Recipient/Authorized Representative:

Company: _____

DATE: _____
(Recipient/Authorized Representative/Signing Officer)

Address: _____

(.) (.) _____
Tel. No. FAX No.