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**634 KING STREET  
EAST CAMBRIDGE  
ONTARIO**

# PROPERTY FOR SALE

## 634 King Street East



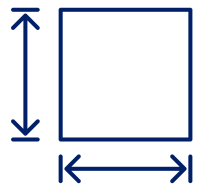
**COLDWELL BANKER  
COMMERCIAL**



\$ 1,649,000



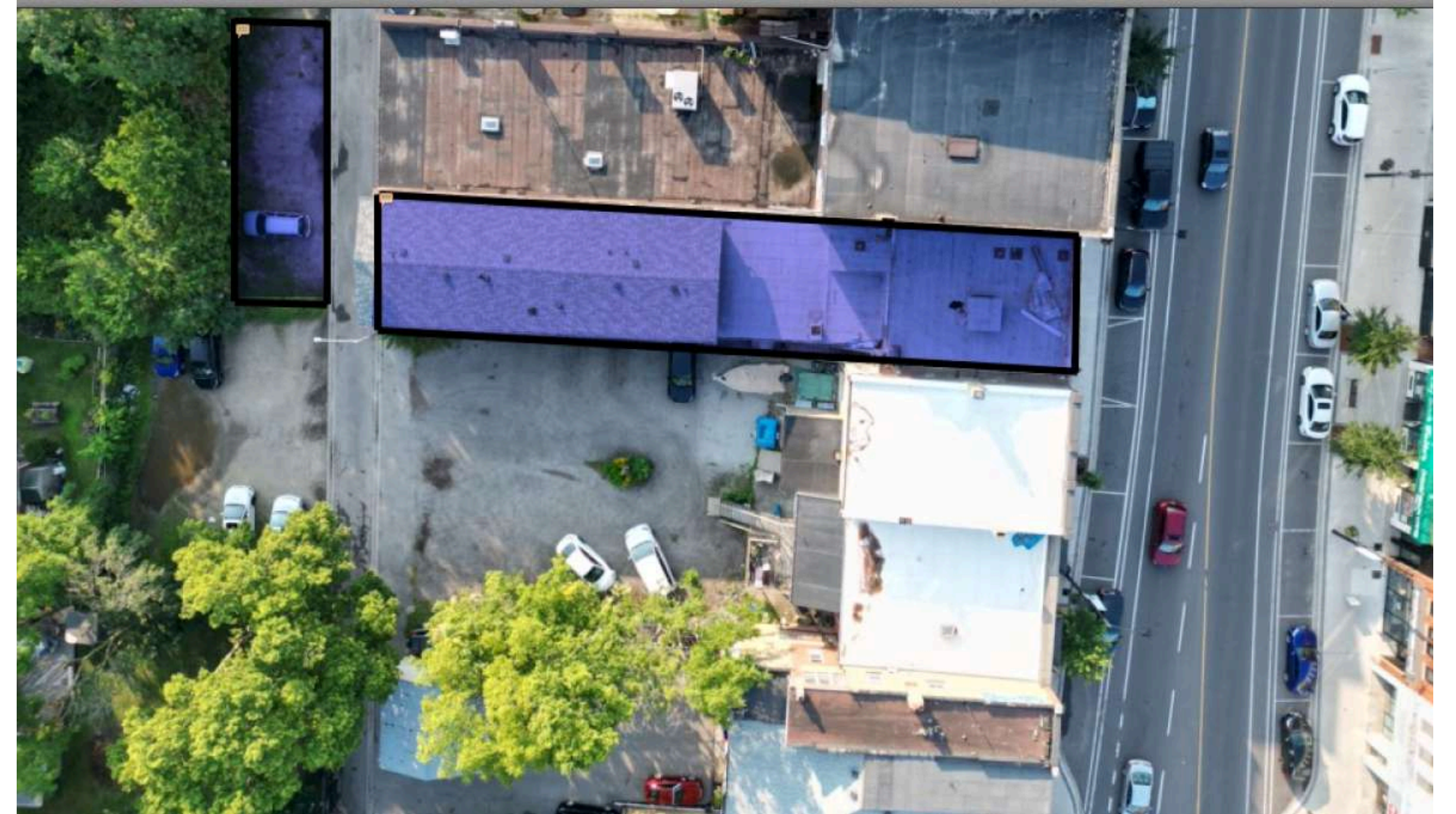
Downtown Galt, Cambridge



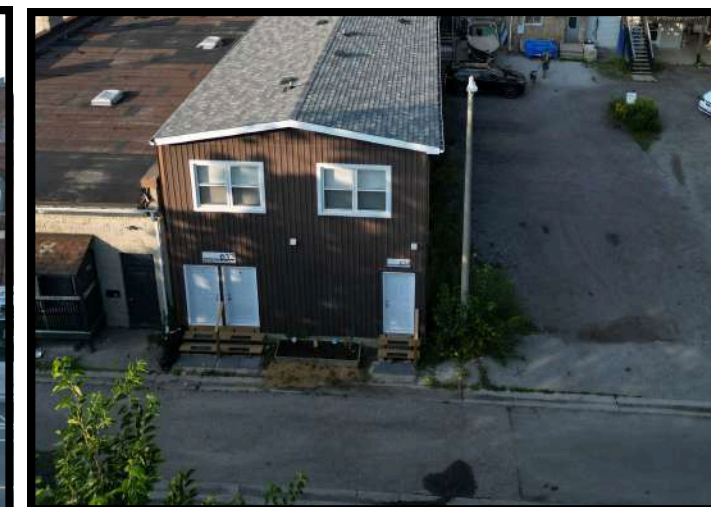
6,380 Sq. FT / 5 Units



Excellent Core Property



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# PROPERTY OVERVIEW DETAILS



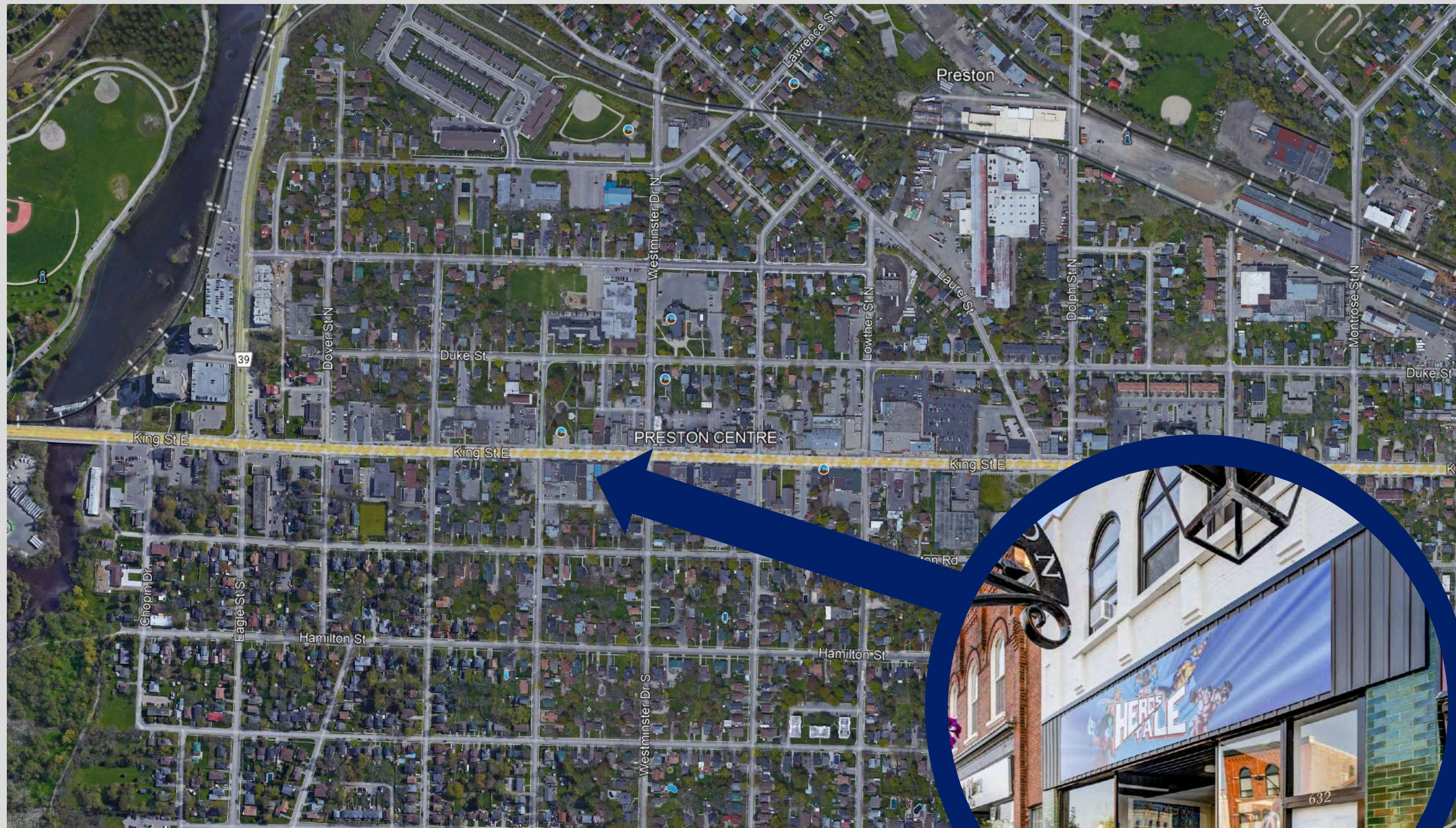
|                |   |
|----------------|---|
| BUILDING SIZE  | 6,380 Sq. FT split among 5 Units, / 26 x 200 feet   |
| UNIT BREAKDOWN | 4-1 BEDROOM UNITS+ MAIN FLOOR COMMERCIAL UNIT W/ 3317 SF  |
| PROPERTY TYPE: | MULTI-5 UNIT  |
| PARKING:       | <p>8 PARKING SPOTS ACROSS LANEWAY 122 BELONG TO THE PROPERTY OF 634 KING STREET</p> <p>4 PARKING SPOTS ARE ALLOCATED TO THE COMMERCIAL UNIT</p> <p>4 PARKING SPOTS ARE ALLOCATED TO THE RESIDENTIAL UNITS</p> <p>1 PER UNIT PLUS AMPLE STREET PARKING ALONG KING STREET</p>   |
| UTILITIES:     | ALL UNITS HAVE THEIR OWN SEPARATE UTILITIES, ELECTRIC HEATING FOR RESIDENTIAL UNITS, FORCED AIR GAS FOR COMMERCIAL  |
| ZONING:        | COMMERCIAL RESIDENTIAL ONE ZONE (CR-1)  |
| COMMENTS       | <p>PRESENTING AN EXCEPTIONAL OPPORTUNITY, THIS 5 UNIT INVESTMENT HAS UNDERDONE A COMPREHENSIVE RENOVATION, RESULTING IN A HASSLE-FREE AND SEAMLESS PROSPECT. THE PROPERTY IS TURNKEY AND ENCOMPASSES A TOTAL OF 6,380 SQUARE FEET OF RENTAL SPACE. THIS SPACE IS DIVIDED INTO FOUR SPACIOUS 1-BEDROOM UNITS SITUATED ABOVE A WELL-SIZED MAIN FLOOR COMMERCIAL UNIT. IDEALLY LOCATED AT 634 KING STREET IN CAMBRIDGE, ONTARIO. AT THE VIBREANT CENTER OF PRESTON. THIS PROPERTY STANDS OUT DUE AN IMPRESSIVE NET OPERATING INCOME (NOI) OF \$105,000. THE PROPERTY CONSISTS OF TOTAL OF FIVE FULLY OCCUPIED UNITS. FEATURING A MIX OF ONE COMMERCIAL UNIT AND FOUR RESIDENTIAL SUITES. MAIN FLOOR COMMERCIAL UNIT WILL BE VACATING IN THE NEXT 2 MONTHS.</p> |

# ZONING - PERMITTED USES



| Retail Commercial Establishments       | <ul style="list-style-type: none"> <li>• a neighborhood grocery store in which not more than 300 m2 of gross leasable commercial floor area is provided</li> <li>• a neighborhood variety store in which not more than 300 m2 of gross leasable commercial floor area is provided</li> <li>• any retail commercial establishment in which not more than 300 m2 of gross leasable commercial floor area is provided</li> <li>• any other retail commercial establishment described in section 3.3.2.1</li> </ul>  |
|--|--|
| Service Commercial Establishments      | <ul style="list-style-type: none"> <li>• a hairdressing establishment</li> <li>• any business and professional office described in section 3.3.2.2 [subject to section 3.3.1.4]</li> <li>• a food services establishment including a cart (see section 3.3.1.8)</li> <li>• a laundry or dry cleaner's establishment but not a dry-cleaning plant</li> <li>• a hotel or motel</li> <li>• a funeral home</li> <li>• any other service commercial establishment described in section 3.3.2.2</li> </ul>   |
| Commercial Recreational Establishments | <ul style="list-style-type: none"> <li>• a place of amusement as described in section 3.3.2.4 except an amusement arcade</li> <li>• an amusement arcade if located in an enclosed shopping mall which is not closer than 500 m to a public or separate elementary or secondary school</li> <li>• a recreation centre as described in section 3.3.2.5</li> <li>• any other commercial- recreational establishment as described in section 3.3.2.3</li> </ul>  |
| Others                                 | <ul style="list-style-type: none"> <li>• a subregional shopping centre</li> <li>• a community shopping centre</li> <li>• a neighborhood shopping centre (subject to section 3.3.1.4)</li> <li>• a local shopping centre (subject to section 3.3.1.4)</li> <li>• an auto service mall</li> <li>• a wholesale showroom and order office but not a warehouse or distribution centre</li> <li>• an establishment for the fabrication and sale of cemetery monuments</li> <li>• a use permitted in an N1, N2, N3 or OS4 zone</li> <li>• a day nursery or day care centre</li> <li>• a use permitted in all zones in accordance with section 2.1.1</li> <li>• a use, building or structure accessory to a permitted use</li> <li>• a detached, or semi-detached one family dwelling; provided, however, the dwelling unit was constructed for such purpose prior to October 27, 1986.</li> </ul> |

# PROPERTY OVERVIEW LOCATION



## SHOPS AND RETAIL

- The Art of Home
- The Witty & CO
- Cambridge Centre
- Encore Threads & Treasures
- Colour Dress Boutique

## CITY

- Cambridge City Hall
- Kitchener City Hall
- Waterloo City Hall

## FINANCIAL

- RBC Royal Bank
- Scotiabank
- BMO Bank of Montreal
- Bitcoin ATM- Hasty Market

## FOOD & DRINK

- Melville Cafe
- Sports Bar Ponta Da Madrugada
- Q BBQ Public House
- Grand Cafe
- The Black Badger
- Cambridge Mill
- The Mule Cambridge

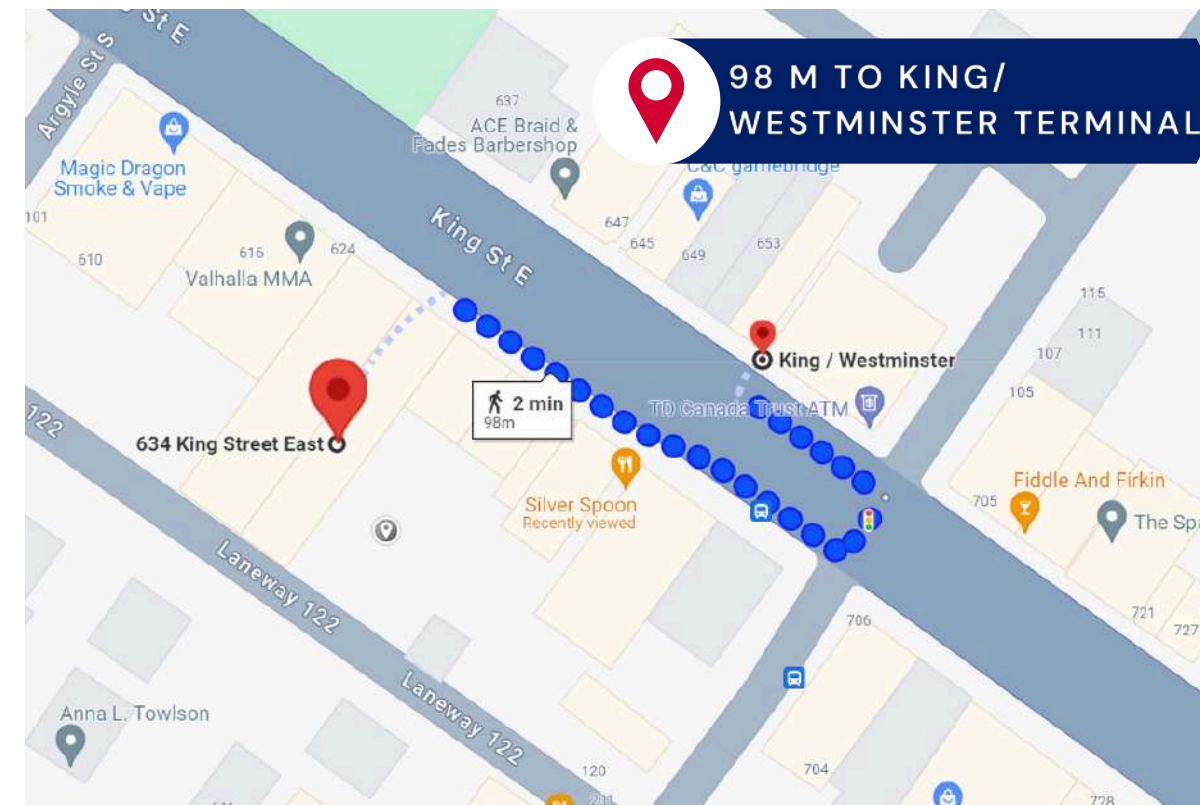
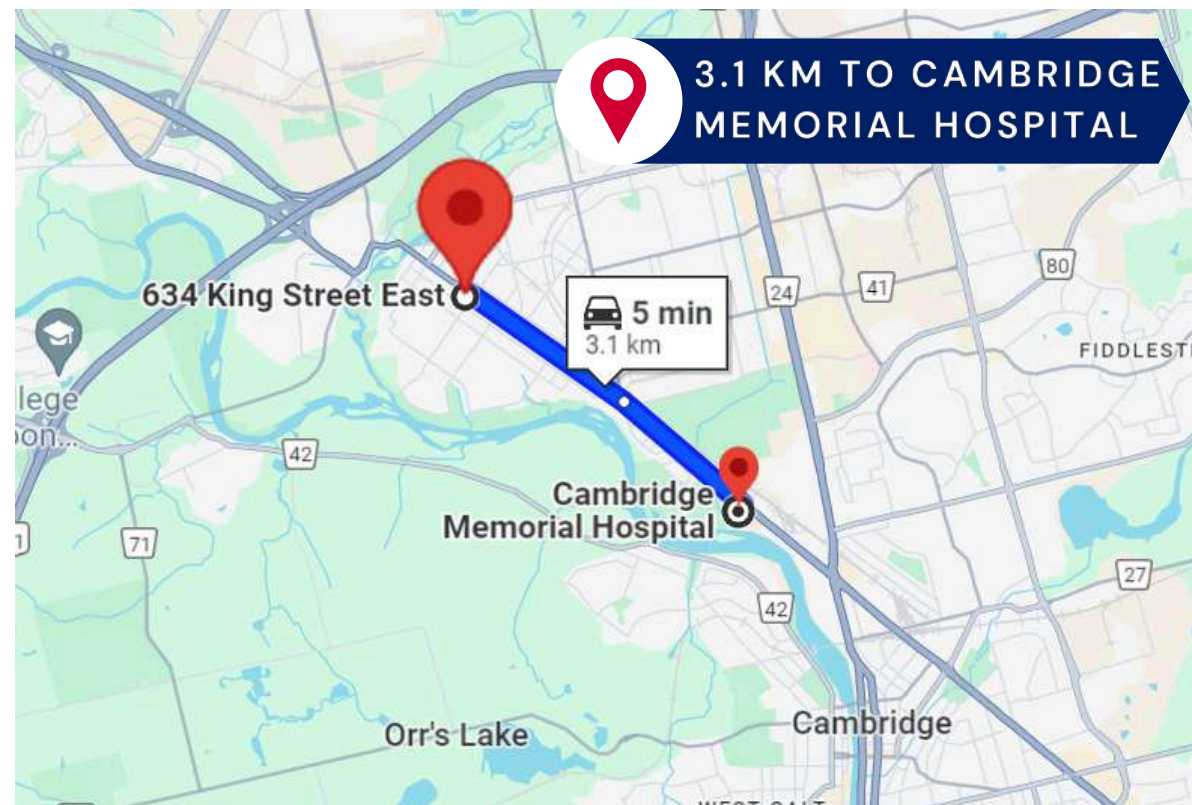
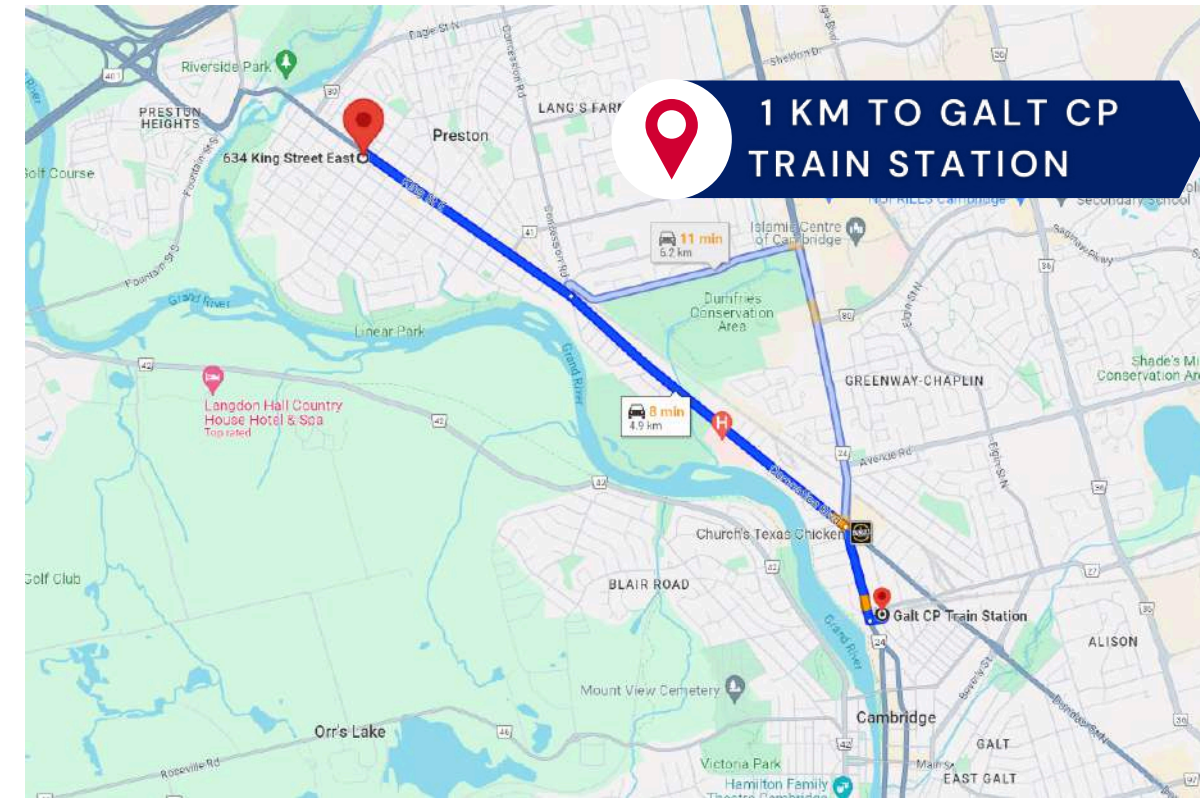
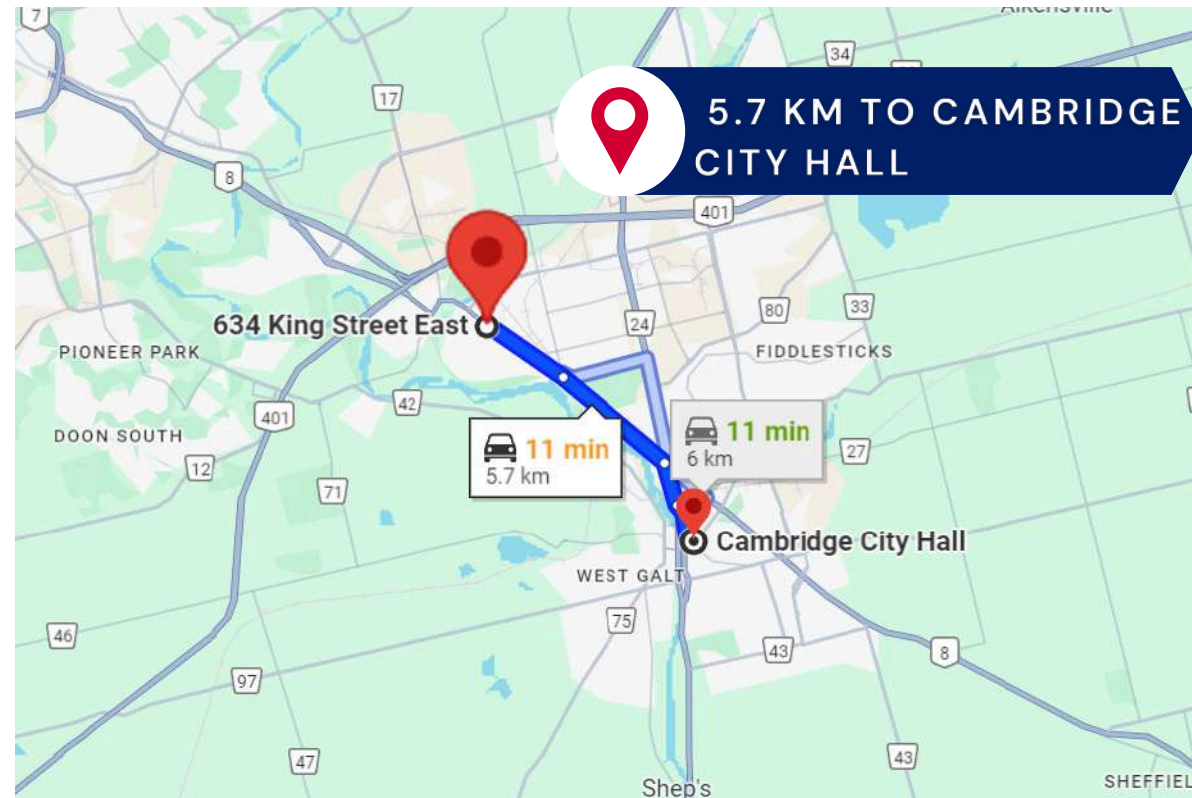
## TRANSPORTATION

- Galt CP Train Station
- Cambridge Bus Terminal
- CPKC Railway Galt Yard
- Dundas Hopeton

## PARKS AND RECREATION

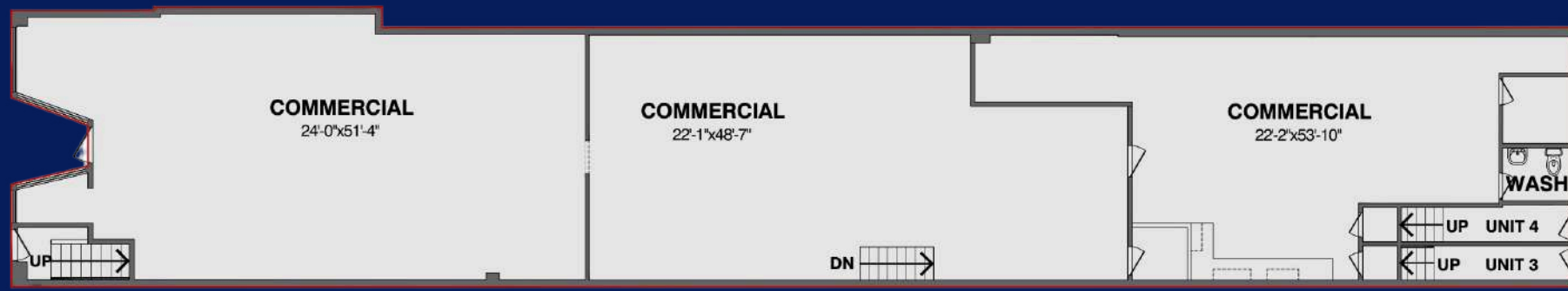
- Mill Race Park
- Trinity Park
- Hancock Park and Playground
- Willard Park
- Queen's Square

# NEARBY POINTS OF INTEREST



# COMMERCIAL UNIT

- MAIN FLOOR -



FLOOR PLAN TOTTALLING 3,317 SQ FT

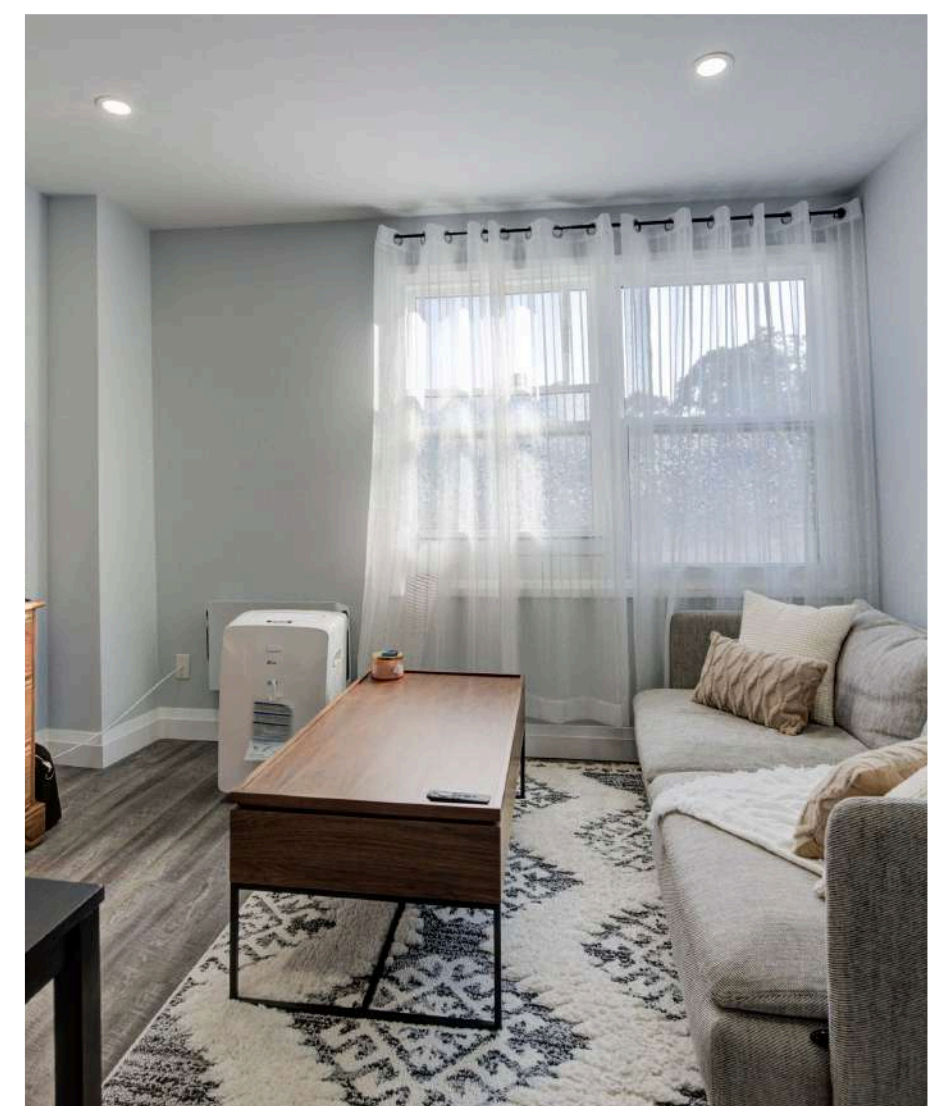


# 2ND FLOOR UNITS 1 & 2

990 SQ FT



FLOOR PLAN



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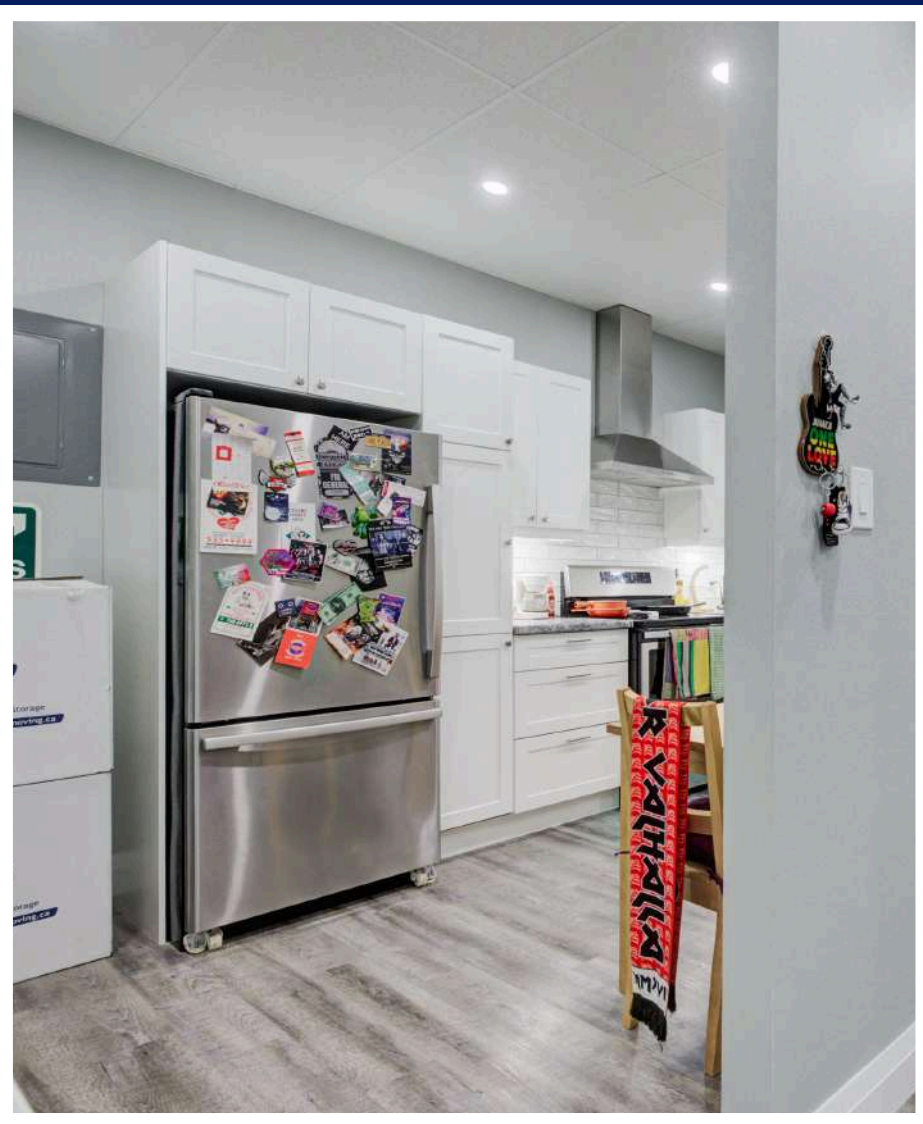
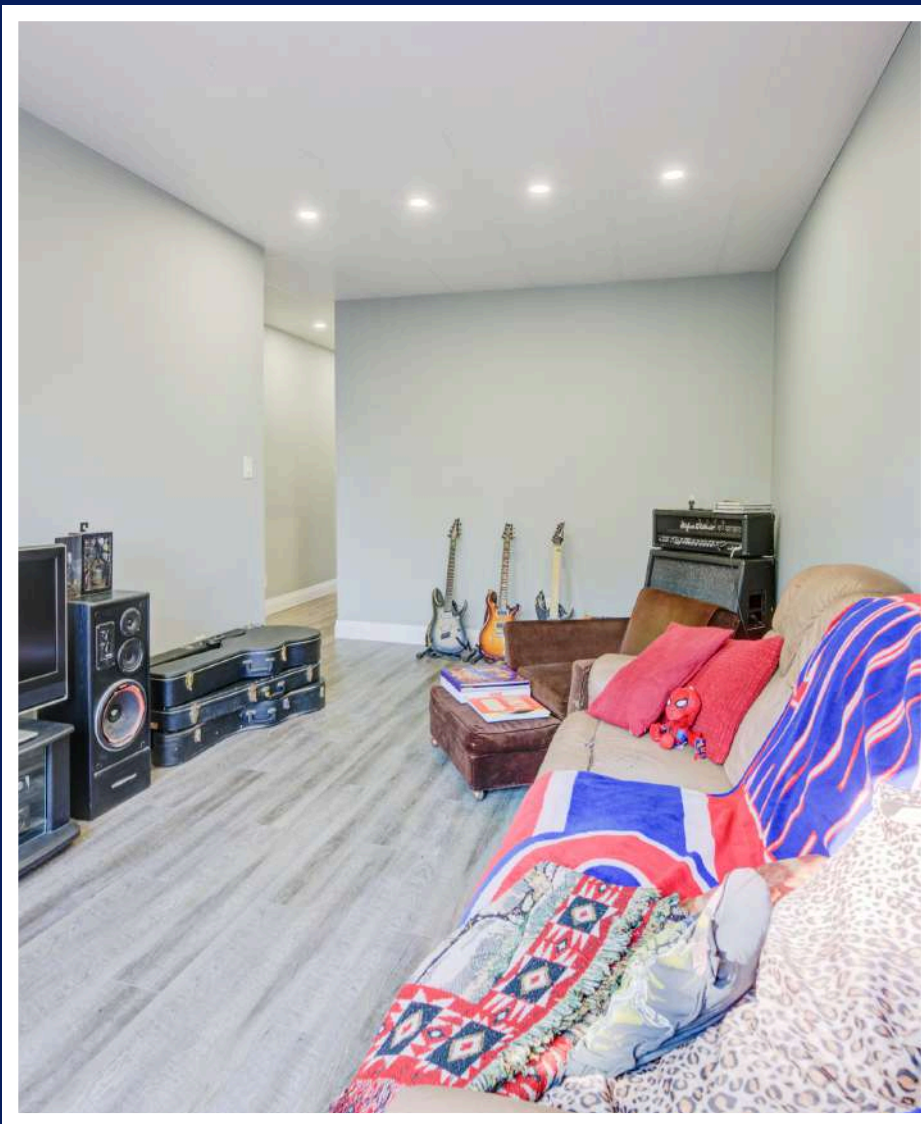
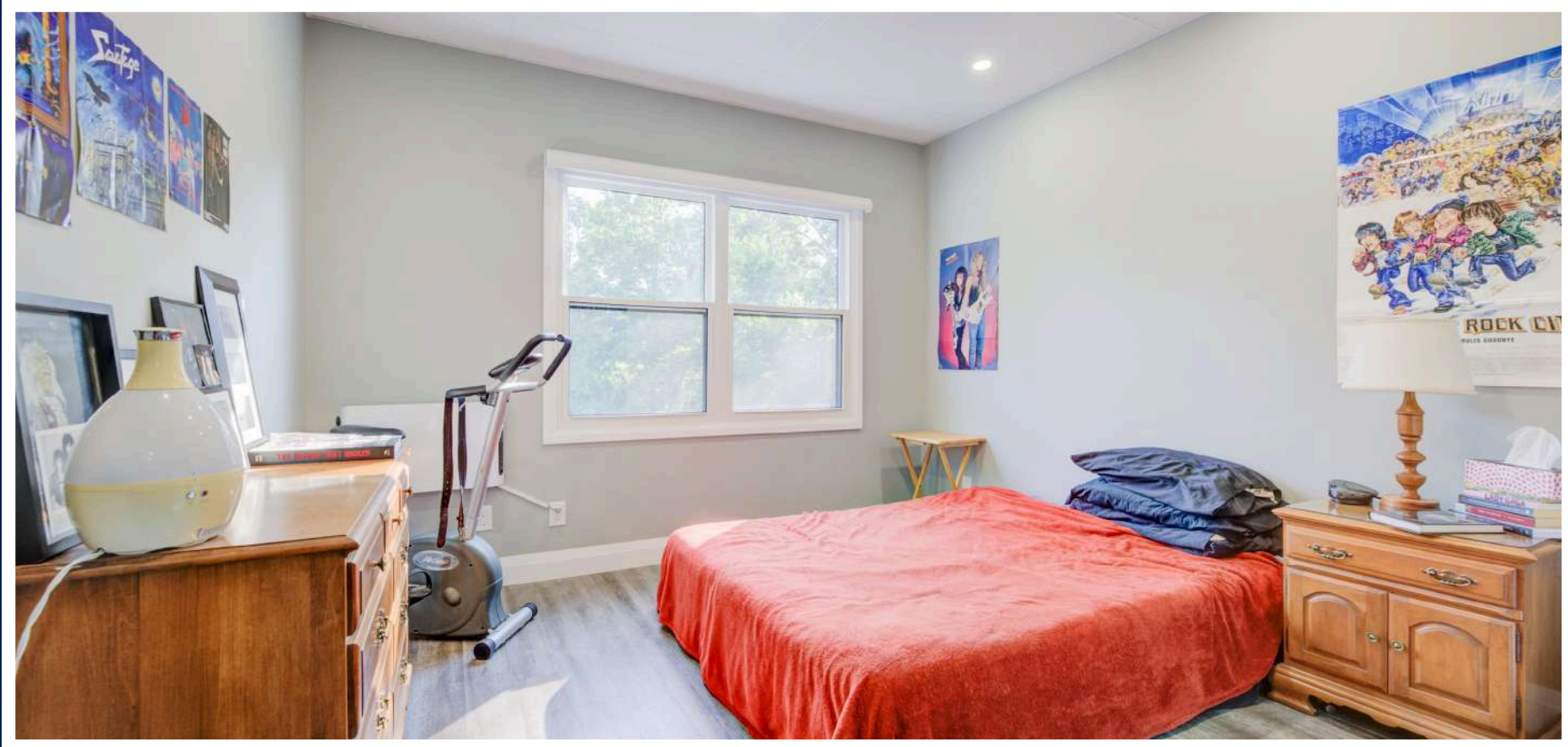


# 2ND FLOOR UNITS 3 & 4

1593 SQ FT



FLOOR PLAN





# COLDWELL BANKER COMMERCIAL

**ERIC FREY**

**Sales Representative**

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Coldwell Banker Commercial Peter Benninger  
Realty, Brokerage



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**Contact for more Information!**