



Park Capital Inc., Brokerage
76 Dawson Road, P. O. Box 923
Guelph, ON, N1H 6M6

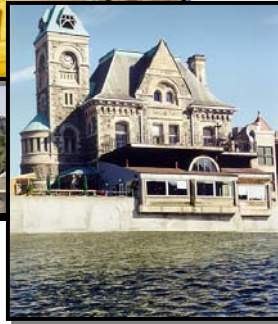
Tel: (519) 824-9900 – Fax: (519) 824-2471

COMMERCIAL

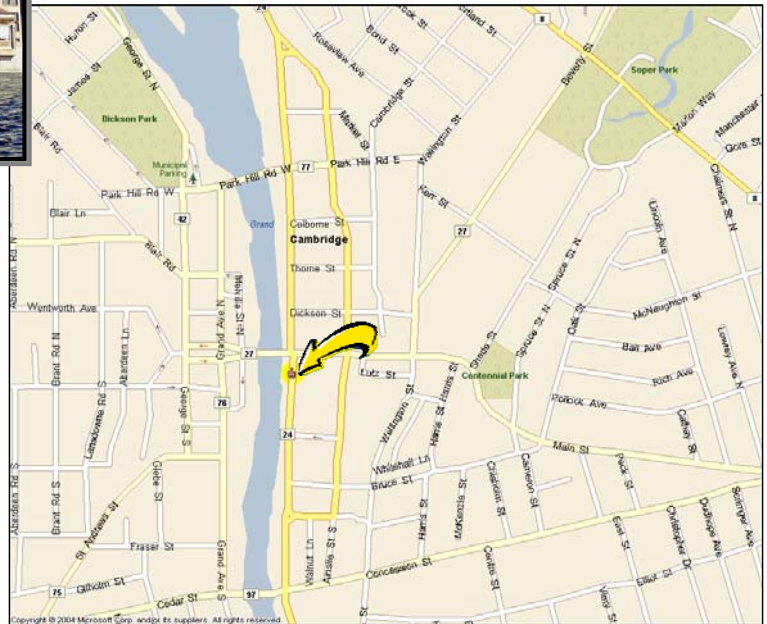
www.parkcapital.ca

HISTORIC BUILDING FOR SALE:

12 1/2 WATER STREET SOUTH, CAMBRIDGE



- Magnificent circa 1885 Stone Heritage Building
- 2 Decks overlooking the Grand River
- Across from Municipal Parking Lot (no charge after 7:00 p.m.)
- Across from University of Waterloo school of Architecture



Lot Size: 102.21' x 61.85'
Building Size: +/- 8,000 Sq.Ft. (on three levels)
Heating: 4 Gas HVAC units
Sprinkler: Full
Zoning: (F)C1RM1
Property Taxes: \$ 24,143 (2006 Final)
Asking Price: **\$1,400,000.00**

For further information, please contact...

Michael Merker

Broker of Record/President ext. 22
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