

MIXED USE HIGH DENSITY DEVELOPMENT SITE

81-85 BRIDGEPORT ROAD E, WATERLOO, ONTARIO



CBRE

4

executive
summary

6

property
overview

8

location
overview

10

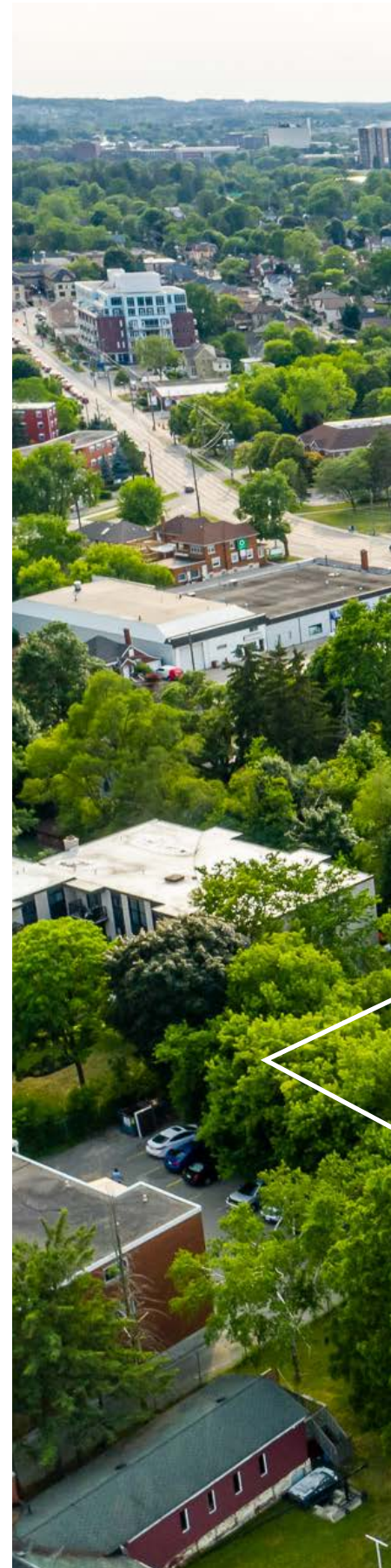
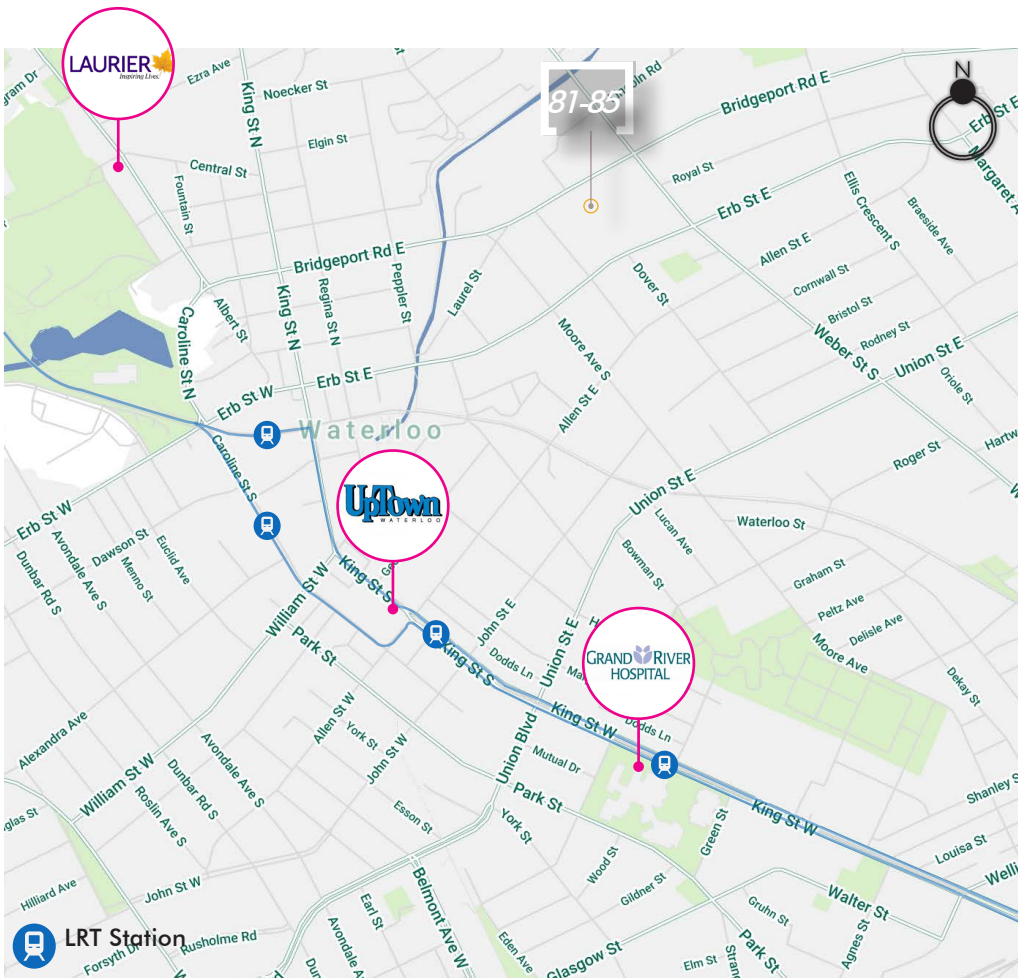
offering
process

THE OFFERING

CBRE Limited is pleased to offer for sale 81-85 Bridgeport Road E, Waterloo, ON (the “Property” or the “Site”), a ±2.5 acre parcel currently improved with a 23,500 sq. ft furniture retail building and 4,000 sq.ft. automotive building. The Site has significant intensification potential and is situated in a tremendous location opposite a grocery-anchored retail centre, and within a desirable neighborhood flanking Uptown Waterloo. The Site further offers excellent transit accessibility and efficient access to the Conestoga Parkway (Highway #7/8 and Highway #85).

The Toronto Waterloo Region is now internationally recognized as “The Corridor” (<https://thecorridor.ca/>) given the substantial local presence of advanced technology and manufacturing firms and proximity to the GTA. Kitchener-Waterloo has matured to incorporate more than 1,000 technology firms, 150 research centres and more than 100,000 post-secondary students.

The property is an ideal location for mixed-use high density intensification due to its proximity to the Bridgeport Plaza consisting of Walmart, Sobeys, Tim Hortons, Bulk Barn and Petro Canada. The property is also a short walk away from Uptown Waterloo where significant tech employment growth is occurring (Shopify, SSIMWAVE, Kiite, etc.) As well as boasting restaurants and premium boutique shopping in the area (Beertown, Abe Erb, Channer’s & SASS)





PROPERTY OVERVIEW

The Site is currently improved with:

- 23,500 sq. ft. retail building currently occupied by Big Bill's Comfort Plus.
- ±4,000 sq. ft. auto service garage is currently occupied by Canada Cars.

The Site is a highly efficient configuration with approximately 289 sq. ft. of frontage along Bridgeport Road E.



SURROUNDING USES

NORTH

- Bridgeport Plaza
- Conestoga Mall

EAST

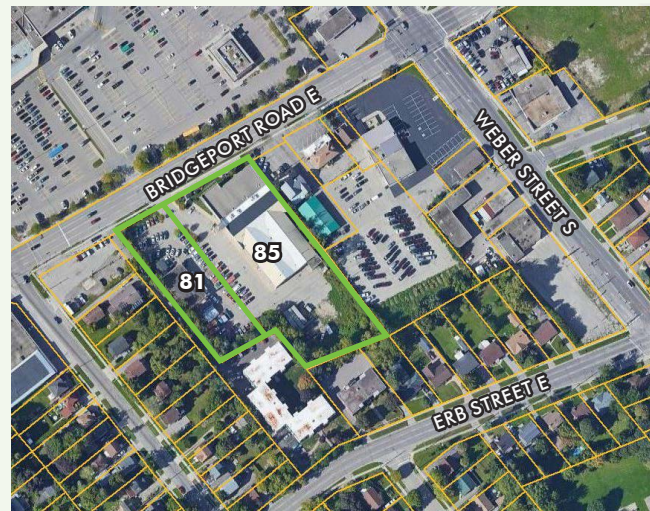
- Residential

SOUTH

- Downtown Kitchener
- Mary Allen Neighborhood

WEST

- Uptown Waterloo
- University of Waterloo
- Wilfrid Laurier University







81-85

UPTOWN WATERLOO



Grand River
Hospital

BELMONT
VILLAGE



CATALYST 137

Cherry Park

Futu
Distri

Park Street
Victoria Street S



Breithaupt Block

King Street W



ure Innovation
ct Office Park

DOWNTOWN KITCHENER

Duke Street W

Charles Street W

Joseph Street

Deloitte



Water Street S

Victoria Park

OFFERING PROCESS

This Confidential Information Memorandum ("CIM") is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire an interest in the Property. This CIM does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The CIM provides selective information relating to certain of the physical, locational and financial characteristics of the Property.

The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor CBRE Limited (the "Advisor") make any representations, declarations or warranties, expressed or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and the Advisor expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax, engineering or other advice as necessary.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor and/or the Advisor or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

The terms and conditions in this section with respect to confidentiality and the disclaimer contained under the heading "Memorandum Contents" relate to all sections of the CIM as if stated independently therein. The division of the CIM into sections, paragraphs, sub-paragraphs and the insertion or use of titles and headings are for convenience of reference only and shall not affect the construction or interpretation of this CIM.

The CIM shall not be copied, reproduced or distributed, in whole or in part, to other parties at any time without the prior written consent of the Vendor. It is made available to prospective purchasers for information purposes only and upon the express understanding that such prospective purchaser will use it only for the purposes set forth herein and upon and subject to the terms of the Confidentiality Agreement. In furnishing the CIM, the Vendor and the Advisor undertake no obligation to provide the recipient with access to additional information.

CONFIDENTIALITY

Upon receipt of this CIM, prospective purchasers will have executed a confidentiality agreement (the "Confidentiality Agreement") under which they have agreed to hold and treat this CIM and its contents in the strictest confidence. Prospective purchasers will not, except as permitted under the Confidentiality Agreement, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor. Prospective purchasers will not use or permit this CIM to be used for any other purpose than a proposed purchase of the Property.

OFFERING PROCESS

The Vendor has adopted a negotiated transaction process. Based on information contained in this CIM and other information that may be made available upon request, interested parties are invited to submit a proposal that addresses the requirements outlined under "Submission Guidelines".

Please submit your bid via email on a purchaser's form of LOI on the bid date to be articulated by the Advisor.

Submissions should be directed electronically to:

William Tanchuk Furniture Incorporated.
c/o CBRE Limited, Brokerage
72 Victoria Street S, Suite 200
Kitchener, N2G 4Y9
joe.benninger@cbre.com

SUBMISSION GUIDELINES

Proposals must address the following elements:

- Purchase price;
- Any material terms, conditions and timelines for APS Negotiation, Due Diligence and Closing;
- Name of the ultimate beneficial owners of the Property; and
- Evidence of the purchaser's financial ability to complete the transaction, including the method of financing the transaction.
- The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole and absolute discretion.

SALE CONDITIONS

The Property and all fixtures included are to be purchased on an "as is, where is" basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been or will be obtained from the Vendor or the Advisor or any other person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchase and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale agreement unless expressly agreed to in the binding purchase and sale agreement between Vendor and purchaser.

ADVISOR

The Advisor is acting solely as agent for the Vendor and not as agent for the purchaser. All inquiries regarding the Property or any information contained in this CIM should be directed to CBRE Limited, Brokerage, as Advisor for the Vendor:

CBRE Limited, Brokerage
Waterloo Region
72 Victoria St S
Suite 200
Kitchener, Ontario N2G 4Y9

Joe Benninger*, CCIM
Vice President
519 340 2324
joe.benninger@cbre.com

Martin Cote*
Associate Vice President
519 340 2317
martin.cote@cbre.com

James Craig*
Senior Sales Associate
519 340 2330
james.craig2@cbre.com

*Sales Representative



CBRE Limited, Real Estate Brokerage

72 Victoria St S, Suite 200 | Kitchener, Ontario | N2G 4Y9

Joe Benninger*CCIM

Vice President

519 340 2323

joe.benninger@cbre.com

Martin Cote*

Associate Vice President

519 340 2317

martin.cote@cbre.com

James Craig*

Senior Sales Associate

519 340 2330

james.craig2@cbre.com

*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth

The CBRE logo consists of the letters "CBRE" in a bold, white, sans-serif font, set against a dark blue rectangular background.