

\$ - B 11 - 490 Dutton Drive, Waterloo

MLS® #X12169057

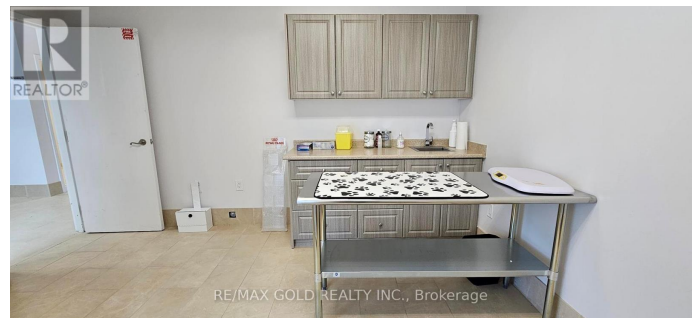
\$

0 Bedroom, 0.00 Bathroom, 2,260 sqft

Retail

N/A, Waterloo, Ontario

Welcome to an exceptional commercial office building opportunity in the heart of Waterloo, boasting a generous 2260 square feet of space in a prime location. This property is ideally situated for success, offering close proximity to all amenities and quick access to Highway 7/8. With versatile E3 zoning, this space is suitable for a wide range of uses. Various office rooms provide flexibility and convenience. One of the standout features of this property is its potential to be partially rented (owners will move equipment to one one room), offering versatility in your business operations and making it an excellent choice for someone who wants to start out in a great location without too many overheads. On-site reserved parking for your employees and dedicated visitor parking to accommodate guests. Dutton Business Park is a prestigious commercial plaza. Space is best suited for office and a variety of other uses. Unit fronts onto the Conestoga Expressway (Hwy. #85). Lots of free parking on site. (id:6289)



Essential Information

Listing #	X12169057
Bathrooms	0.00
Square Footage	2,260
Type	Retail

Community Information

Address	B 11 - 490 Dutton Drive
Subdivision	N/A
City	Waterloo
Province	Ontario
Postal Code	N2L6H7

Interior

Heating	Natural gas Forced air
---------	------------------------

Listing Details

Listing Office	RE/MAX GOLD REALTY INC.
----------------	-------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 19th, 2025 at 4:16pm EDT