

# FOR LEASE

**WHITNEY**  
Commercial Real Estate Services

## 873 FAIRWAY RD N, KITCHENER



### PRIME RETAIL UNIT FOR LEASE WITH GREAT EXPOSURE

Prime opportunity to lease a newly built retail unit at 873 Fairway Road N, Kitchener. This unit offers a great chance to establish your business in a brand-new, professionally designed retail/office plaza. The property is located in the heart of Lackner Woods directly across the street from Chicopee Hills Public School and down the road from a to-be-built Catholic School scheduled to open September 2026.

The plaza benefits from plenty of foot traffic and drive-by exposure, making it suitable for retail users. Within close proximity to HWY 8, HWY 401, and the Region of Waterloo International Airport. Benefit from COM-2 zoning which allows for a wide range of uses, including, but not limited to, retail uses, office uses, restaurants, health clinics, fitness centres, etc. Also, there is exceptional pylon, building and unit signage, providing tenants with premium exposure and visibility to oncoming traffic.

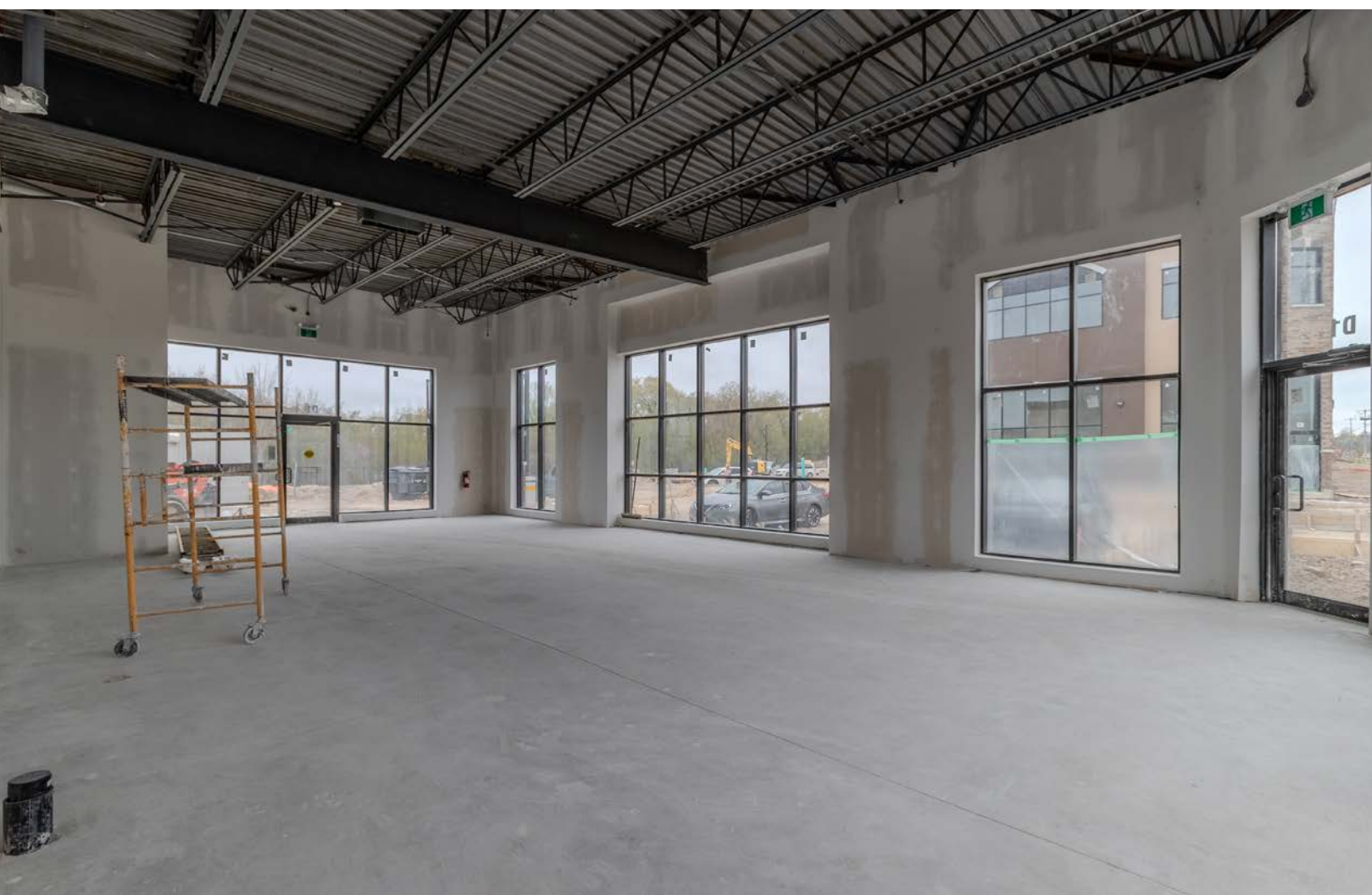
This space is an excellent opportunity for your business and this unit also has exclusivity within the plaza for a walk-in/medical clinic.

**AVAILABLE SPACE** | 1,461 SF

**ZONING** | COM-2

**LEASE RATE** | \$36.00 / SF Net

**ADDITIONAL RENT** | \$13.00 / SF



**PERMITTED USES**  
(Complete list available upon request)

- Artisan's Establishment
- Catering Service Establishment
- Commercial Entertainment
- Convenience Retail
- Commercial School
- Craftsperson Shop
- Drive-Through Facility
- Financial Establishment
- Fitness Centre
- Health Clinic
- Light Repair Operation
- Retail



Ample Parking



Prime Exposure



Signage Opportunities



Flexible Possession / Lease Terms



Exclusivity for Walk-in/Medical Clinic in the Plaza



Abundance of Natural Light



Contact us for more information



**Jack Hayward**  
Sales Representative  
519.270.3314  
jack.hayward@whitneyre.com



**Xavier Ayora**  
Sales Representative  
226.929.4667  
xavier.ayora@whitneyre.com

**WHITNEY**  
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage  
103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

519.746.6300 | [www.whitneyre.com](http://www.whitneyre.com)

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the Information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2026 MLS

\*\*Broker \*Sales Representative