

VIEW SOUTH

CBRE

LAND SPECIALISTS

Uptown Waterloo

Wilfrid Laurier University

University of Waterloo

Waterloo Collegiate Institute

Conestoga College

UNIVERSITY AVE E

UNIVERSITY AVE W

REGINA ST N

KING ST N

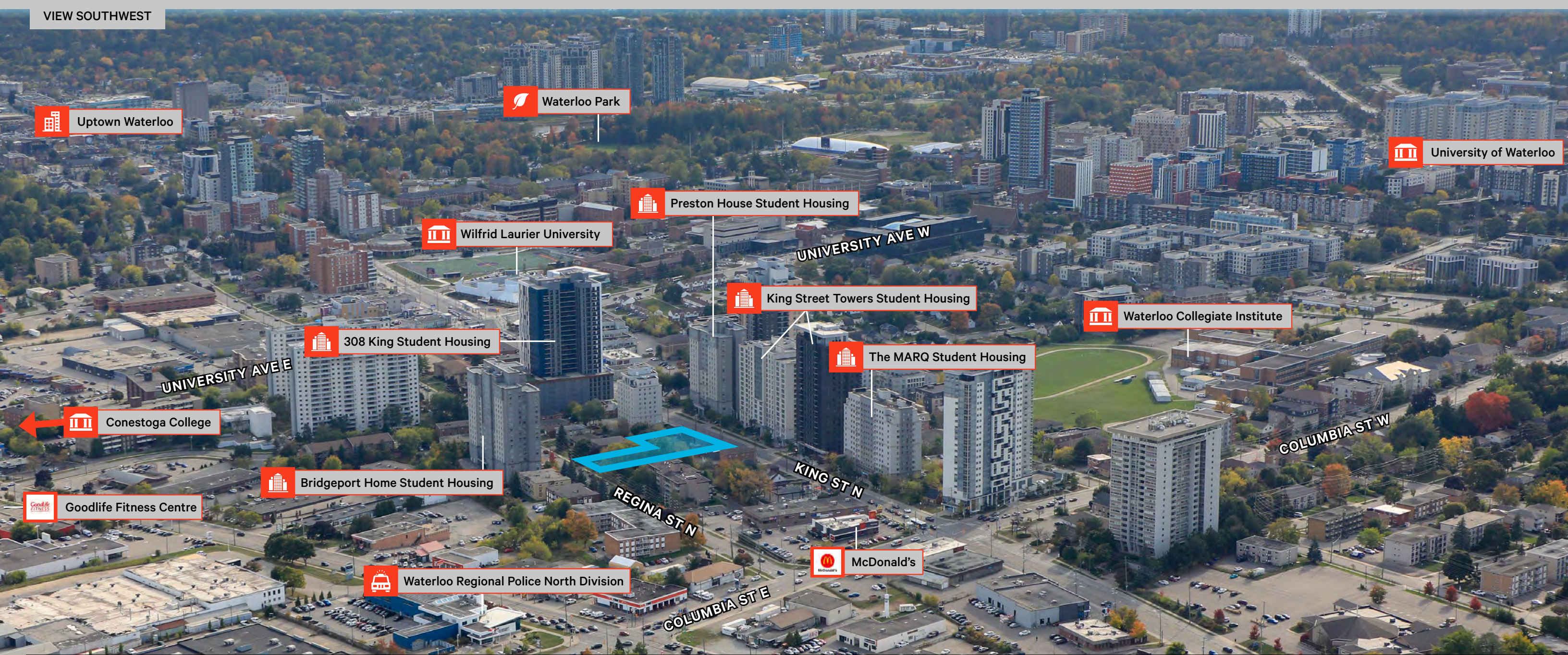
COLUMBIA ST W

BEING SOLD UNDER POWER OF SALE

324, 326, 328, 330 KING ST N & 329, 331 REGINA ST N

WATERLOO, ONTARIO • ± 0.907 ACRES

• RESIDENTIAL DEVELOPMENT OPPORTUNITY • STEPS FROM WILFRID LAURIER UNIVERSITY, UNIVERSITY OF WATERLOO • EXCELLENT LOCATION FOR STUDENT HOUSING •



THE OFFERING

324, 326, 328, 330 KING ST N & 329, 331 REGINA ST N

CBRE Limited is pleased to offer under Power of Sale 100% freehold interest in 324, 326, 328 & 330 King Street North and 329 & 331 Regina Street North located in Waterloo ON (the “Site”, “Property” and/or “King & Regina”). The Site includes 6 parcels cumulatively comprising of just under 1 acre of land with frontage along both King Street North and Regina Street North. The Site is situated mid-block between Columbia Street E to the north and University Avenue E to the south.

King & Regina is within walking distance to two highly recognized university campuses; Wilfrid Laurier University, which is 650 m and less than 1-minute from the Site, and the University of Waterloo, which is 1.6 km and 4-minutes from the Site. Given the proximity to these universities, the Site is an excellent location for student housing and is designated within the Official Plan for intensification and higher density, thus decreasing planning risk in redevelopment of the Site.

Additionally, King & Regina is extremely well-served by a local Grand River Transit route that runs immediately in-front of the Site, with regional transit connectivity via the Kitchener GO Train and Via Rail Station (4km from the Site). Vehicular connectivity is also easily accessed via Conestoga Parkway (3-min drive) & Highway 401 (13-min drive).

SITE DETAILS

Addresses	324, 326, 328, 330 King St N and 329, 331 Regina St N, Waterloo ON
Location	South of Columbia St E and North University Ave E
Total Area	± 0.907 ac.
Frontage	± 204.16 ft. on King St N; ± 99.99 ft. on Regina St N
Depth	± 263.56 ft. maximum depth
Official Plan	Mixed Use High Density Residential
Zoning	Residential Mixed Use (RMU-81)

VIEW FROM ABOVE

REGINA ST N

PARCEL OVERVIEW

324, 326, 328, 330 KING ST N & 329, 331 REGINA ST N

Address 324 King St N, Waterloo
 PIN 223610119
 Size ± 0.133 ac.
 Frontage ± 43.80 ft.
 Depth ± 132.18 ft.

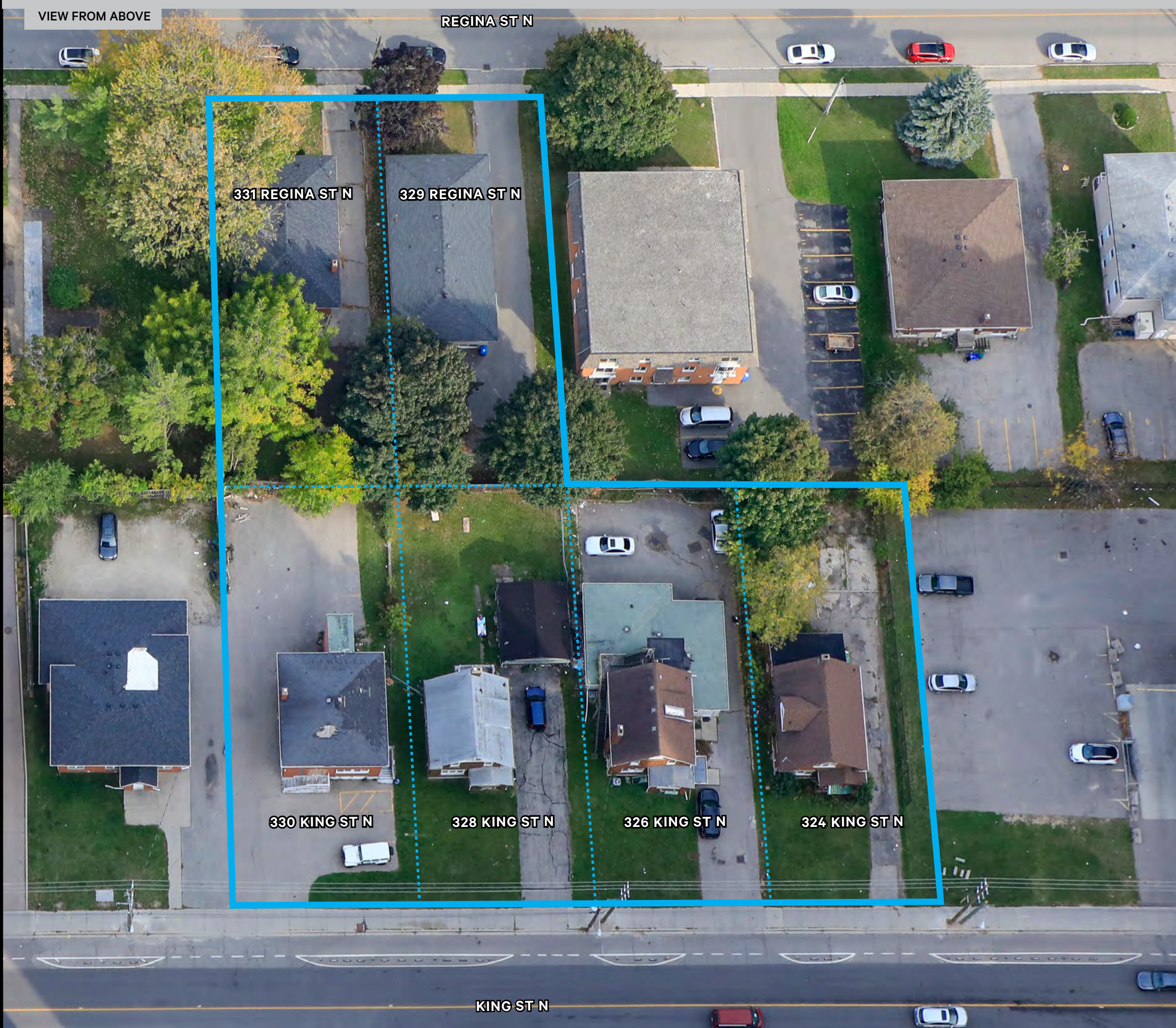
Address 326 King St N, Waterloo
 PIN 223610342
 Size ± 0.154 ac.
 Frontage ± 55.09 ft.
 Depth ± 122.15 ft.

Address 328 King St N, Waterloo
 PIN 223610121
 Size ± 0.167 ac.
 Frontage ± 55.19 ft.
 Depth ± 132.18 ft.

Address 330 King St N, Waterloo
 PIN 223610122
 Size ± 0.152 ac.
 Frontage ± 50.08 ft.
 Depth ± 132.21 ft.

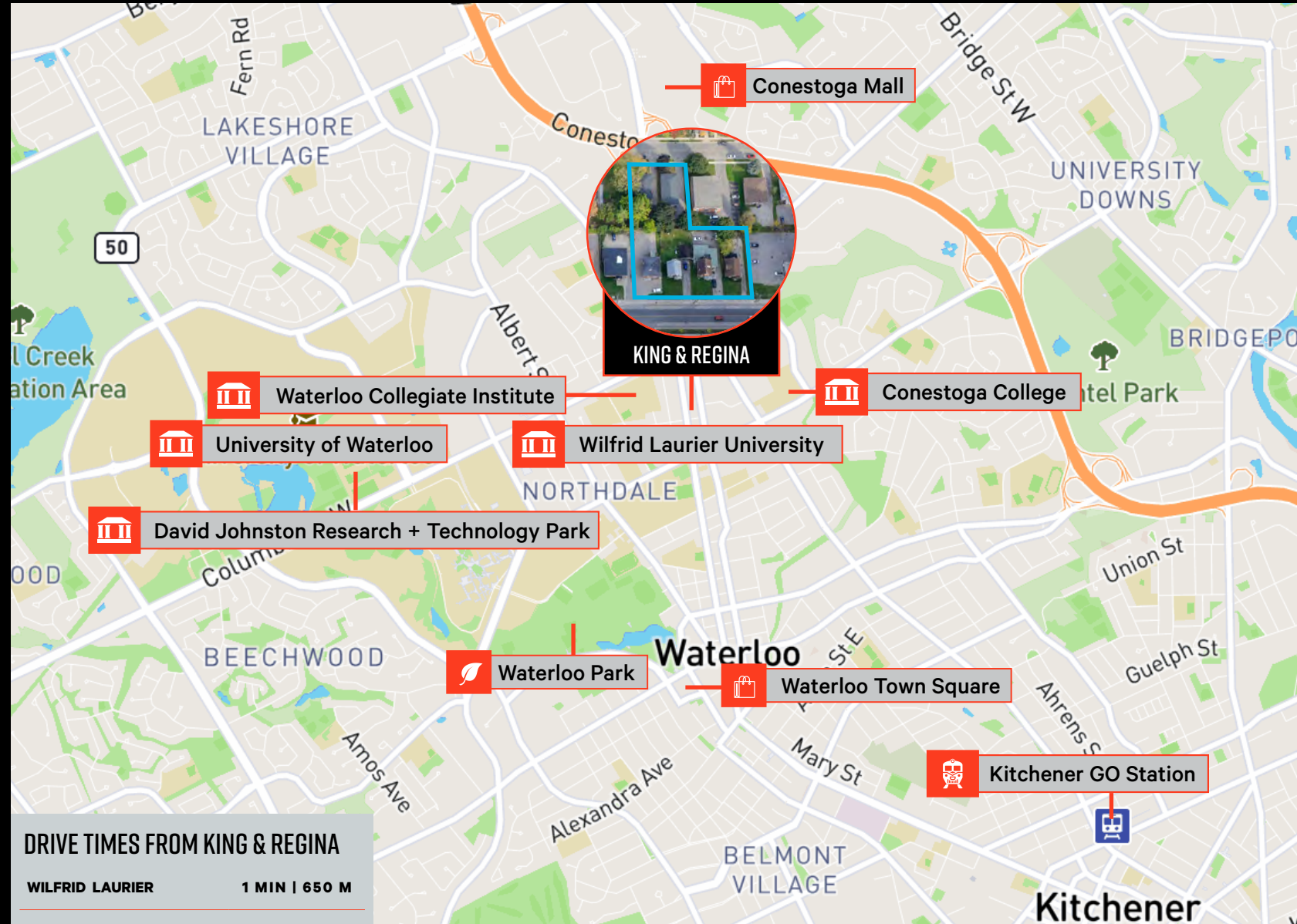
Address 329 Regina St N, Waterloo
 PIN 223610134
 Size ± 0.150 ac.
 Frontage ± 49.91 ft.
 Depth ± 131.35 ft.

Address 331 Regina St N, Waterloo
 PIN 223610133
 Size ± 0.151 ac.
 Frontage ± 50.08 ft.
 Depth ± 131.35 ft.



KING ST N

LOCATION OVERVIEW: AMENITIES

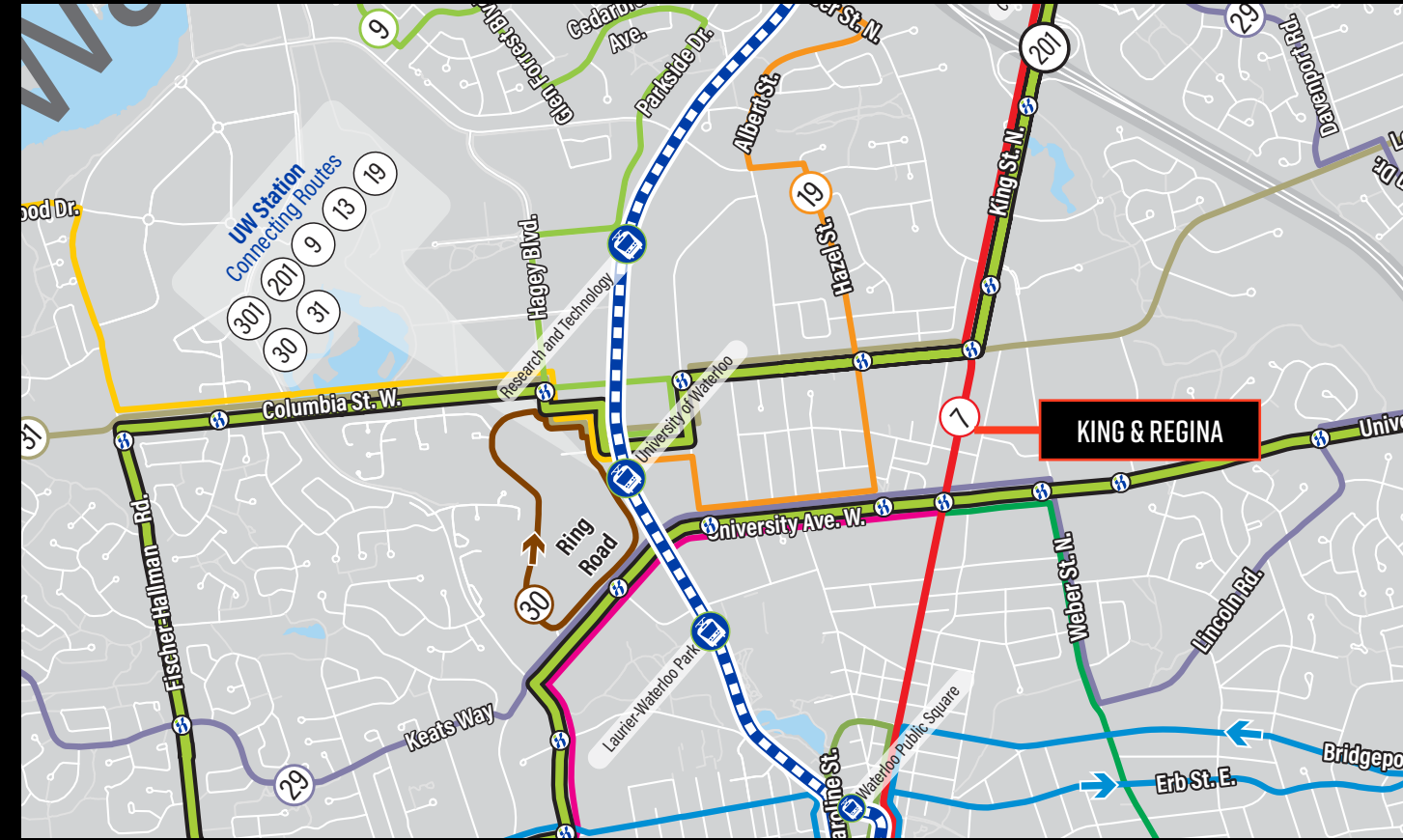


DRIVE TIMES FROM KING & REGINA

WILFRID LAURIER	1 MIN 650 M
UNIVERSITY OF WATERLOO	4 MIN 1.6KM
CONESTOGA PARKWAY	3 MIN 1.3KM
UPTOWN WATERLOO	4 MIN 1.7KM
KITCHENER GO STATION	8 MIN 4 KM
HIGHWAY 401	13MIN 18KM



GRAND RIVER TRANSIT (GRT): WATERLOO



Map Legend

- 301 Light rail
- 302 Bus
- iXpress stop locations
- Route direction (No arrow placed on two way sections)
- Roundabouts

busPlus

- 72 Boxwood
- 76 Doon Mills
- 77 Wilmot

Flexible Transit

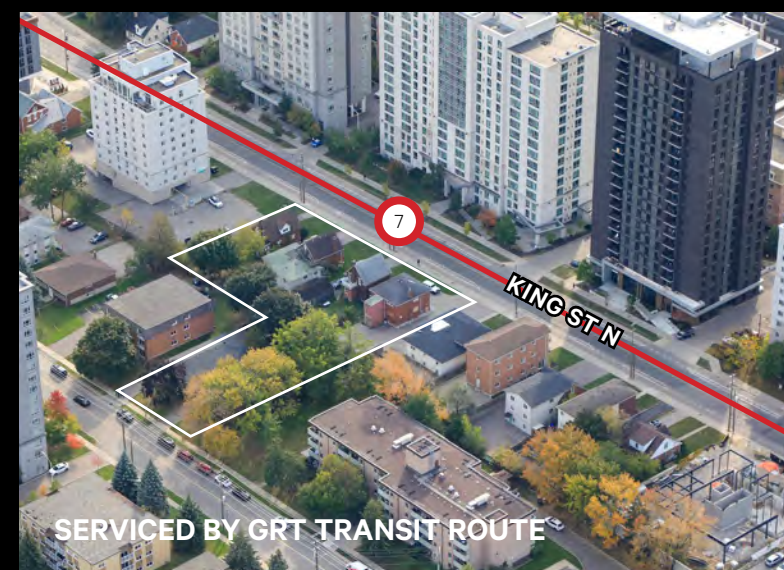
- 79 Breslau

iXpress

- 201 Fischer-Hallman
- 202 University
- 203 Maple Grove
- 204 Highland-Victoria
- 205 Ottawa
- 206 Coronation

Route Number and Names

- 1 Queen-River
- 3 Ottawa South
- 4 Glasgow-Margaret
- 5 Erb
- 6 Bridge-Courtland
- 7 King
- 8 Weber
- 9 Lakeshore
- 10 Pioneer
- 12 Westmount
- 13 Laurelwood
- 14 Bathurst
- 16 Strasburg-Belmont
- 19 Hazel
- 20 Victoria-Frederick
- 21 Elmira
- 22 Laurentian West
- 23 Idlewood
- 26 Trillium
- 27 Morrison
- 28 Franklin North
- 29 Keats-University
- 30 Ring Road
- 31 Columbia
- 33 Huron
- 34 Bingemans
- 35 Greenbrook
- 36 Thomas Slee
- 50 Dundas-Myers
- 51 Hespeler
- 53 Franklin
- 55 Grand Ridge
- 56 Langs
- 57 Blair
- 58 Elgin North
- 60 Burnett
- 61 Fountain
- 63 Champlain
- 65 Saginaw
- 67 Eagle-Pinebush



DUE DILIGENCE

324, 326, 328, 330 KING ST N & 329, 331 REGINA ST N

Supporting material that is relevant to this offering has been made available in CBRE's confidential online property library. Prospective purchasers seeking access are asked to complete this offering's Confidentiality Agreement electronically using the CA submission button below:



CLICK HERE TO
SUBMIT CA & REGISTER
YOUR INTEREST IN THE SITE

OFFERING PROCESS

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire an interest in the Property. All offers are requested to be submitted electronically to:

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ASKING PRICE :
\$8,490,000

VIEW NORTH



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**Broker *Sales Representative | All outlines approximate

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