



440 Weber Street N

Waterloo, ON

2.318 acres for sale

 **CUSHMAN &
WAKEFIELD**
Waterloo Region

WELCOME TO 440 WEBER STREET N

CUSHMAN & WAKEFIELD WATERLOO REGION LIMITED IS PLEASED TO PRESENT THE opportunity to acquire 440 Weber Street North in Waterloo, Ontario, a 2.318 acre site with a 9,000 sf two-storey building built for the Waterloo Masonic Lodge.

Located on Weber Street North just north of the King Street intersection, this is a high visibility site on an arterial road. Several nearby sites are seeking rezoning for high-density mixed use development with the area poised for significant intensification over time.

The University of Waterloo, Wilfrid Laurier University and Conestoga College are all located nearby to the south. A bit further to the north of the site is the Conestoga Mall regional mall, and past the campus area to the south of the site is Uptown Waterloo, one of the area's most desirable and vibrant residential neighbourhoods.

The site is well served by transit infrastructure; Conestoga Mall LRT stop is 1.4KM to the north of the site, the Research & Technology Park LRT stop is approx. 1.25KM to the west, and the GRT bus system stop is 220m from the site. In addition to transit, the site features ample parking and there is an expressway on ramp 670m to the north provides easy access to the entire Region.



Details

LAND SIZE 2.318 acres

BUILDING SIZE 9,000 sf

ASKING PRICE \$7,500,000

ZONING [E1-40](#)



NEIGHBOURHOOD OVERVIEW

PRIME NORTH WATERLOO LOCATION. SITUATED in close proximity to the Region's educational and commercial hubs, including the prestigious universities, Conestoga Mall, UW R&T Park, and the vibrant Uptown core, this property offers unparalleled convenience and accessibility. With the neighboring property undergoing applications for high-density development, the area is poised for significant intensification, presenting an ideal opportunity for forward-thinking investors.

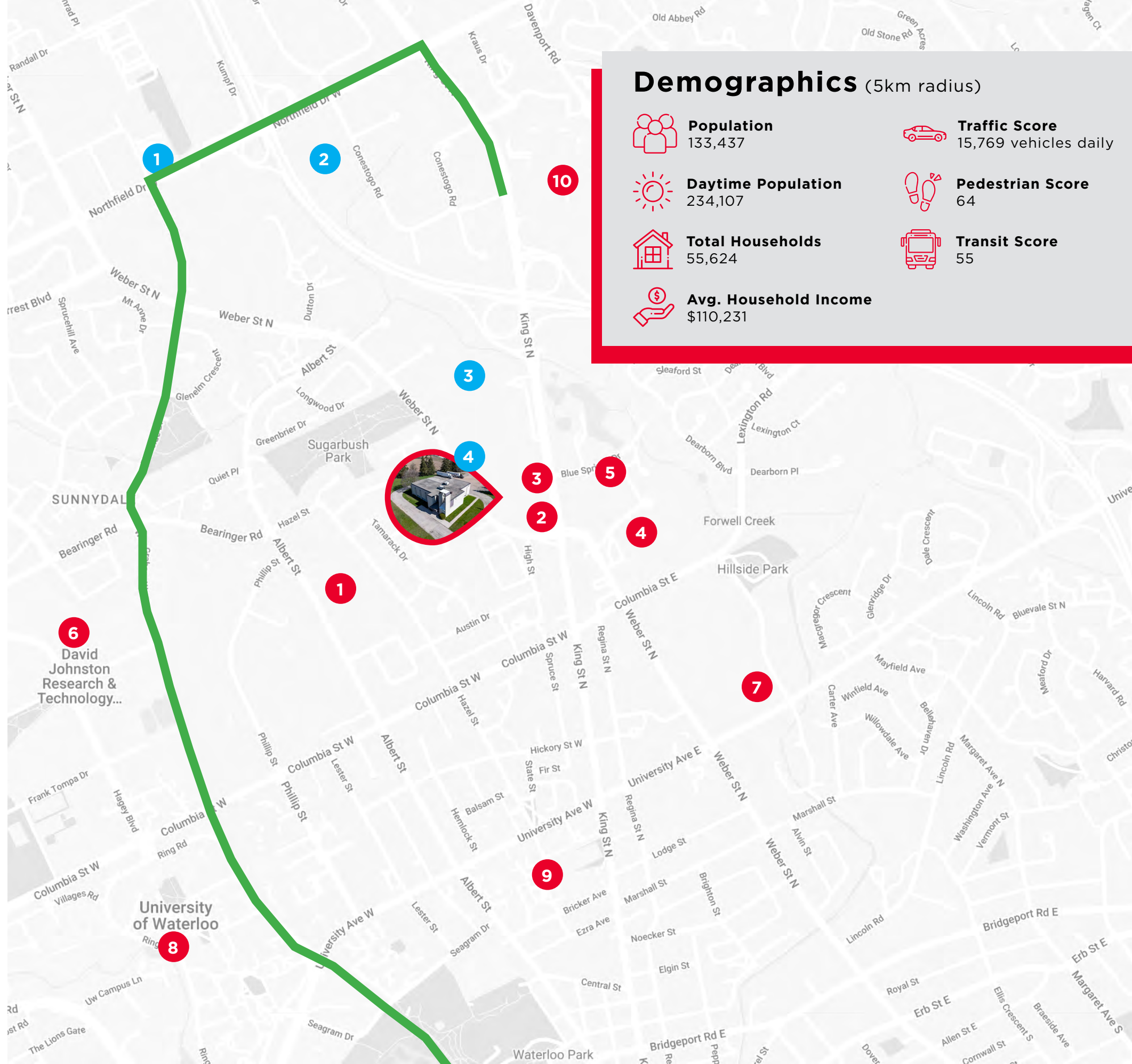
Neighbourhood Amenities

- | | |
|-------------------------------|--|
| 1. Waterloo Technology Park | 6. David Johnston Research & Technology Park |
| 2. Farm Boy Grocery Store | 7. Conestoga College |
| 3. Wildcraft Grill + Long Bar | 8. University of Waterloo |
| 4. Canadian Tire | 9. Wilfrid Laurier University |
| 5. NoFrills Grocery Store | 10. Conestoga Mall |








Proposed Developments

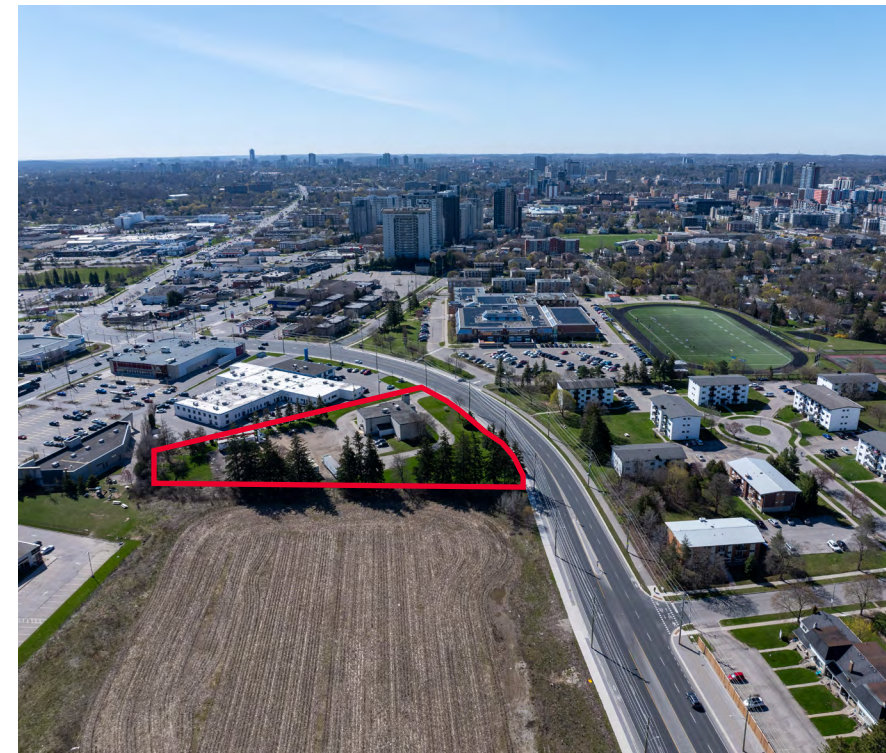
- 170 Northfield Drive West
13 towers containing 4,257 units
- 525-565 Conestogo Road West
12 towers containing 3,353 units
- 474-485 King Street North
8 towers containing 1,778 units
- 435 King Street North
13 towers containing 2,972 units

 ION LRT Line



Demographics (5km radius)

 Population 133,437	 Traffic Score 15,769 vehicles daily
 Daytime Population 234,107	 Pedestrian Score 64
 Total Households 55,624	 Transit Score 55
 Avg. Household Income \$110,231	





**CUSHMAN &
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Waterloo Region

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