

403 ALBERT STREET  
WATERLOO, ON

Coupal Markou  
Commercial Real Estate Inc., Brokerage



FOR SALE



# PROPERTY DETAILS

---

Price.....\$2,475,000  
Size.....5,473 SF  
Zoning.....E2-40  
Acreage.....0.603  
Parking.....28 spots  
Taxes.....\$27,869.61(2025)  
Amps.....600  
HVAC.....2016 (updated)  
Roof.....2013 (replaced)  
Clear Height...12' 2"

---

Prime office space formerly utilized as a law office, ideally situated near the University of Waterloo, Wilfrid Laurier University, David Johnston Research & Tech Park, and the upcoming hospital (scheduled for 2035). Easily accessible via public transit, with an LRT stop just a short 13-minute walk away. The E2-40 zoning permits a range of uses such as advanced tech, light industrial, medical clinics and more.





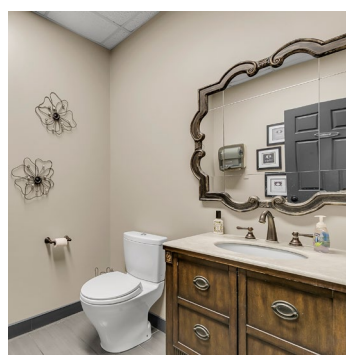
# THE LOCATION

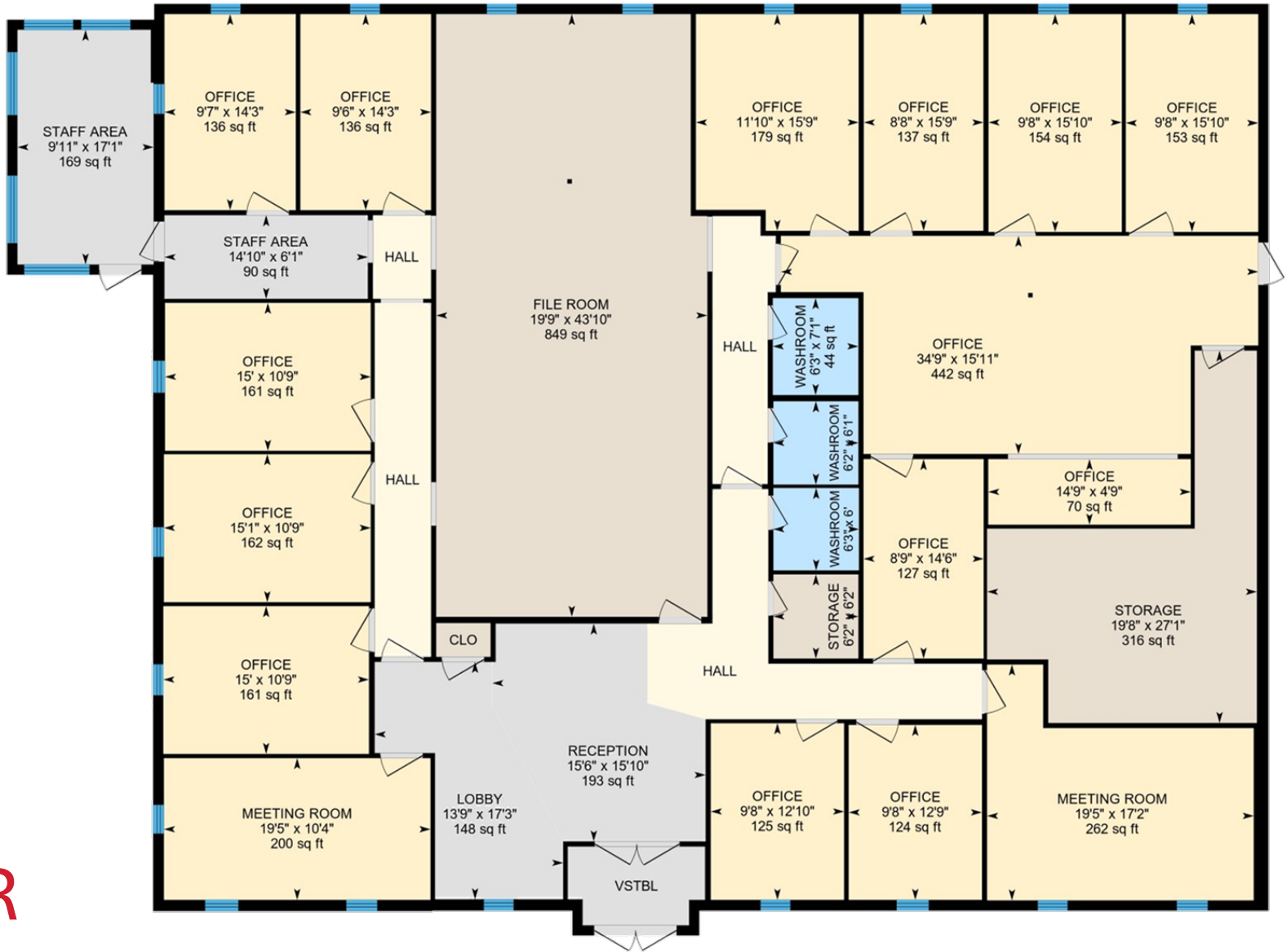






# THE BUILDING





# FLOOR PLAN



# 403 ALBERT STREET WATERLOO, ON

Coupal Markou

BROOKS WAY

BROKER

[BROOKS@COUPALMARKOU.CO](mailto:BROOKS@COUPALMARKOU.CO)

M

519-242-8642

THEO PAPADOPOULOS

SALES REPRESENTATIVE

[THEO@COUPALMARKOU.COM](mailto:THEO@COUPALMARKOU.COM)

519-742-7000 x 103

Coupal Markou Commercial Real Estate Inc

150 King Street South

Waterloo, Ontario N2J 1P6

Office 519-742-7000

Fax 519-742-7070

This disclaimer shall apply to Coupal Markou Commercial Real Estate Inc., Brokerage, to include all employees and independent contractors. The information set out herein is for advertising purposes, and any images, assumptions, estimates and property details have been obtained from sources deemed to be reliable. No warranty or representation is made as to its accuracy, correctness and completeness of the information, being subject to errors, omissions, conditions, prior sale / lease, withdrawal or other changes without notice. The recipient of the information should conduct its own inquiries and investigations prior to placing any reliance upon the information. MLS