



**FOR SALE**

# Two Industrial Properties Available for Sale with Excess Land

65 Belcan Place, Waterloo | 72 Schaefer Street, Waterloo

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# Property Details



65 Belcan Place, Waterloo | **For Sale**

## Features

- 4,739 SF Industrial building on a 3.56 AC fenced lot
- 18' clear height and 6 drive-in doors
- Recently renovated office with modern finishes
- Located in Waterloo with a strong local work force and quick access to Highway 85 and nearby amenities
- Zoning allows for a wide range of uses including outside storage
- Property can be purchased together with 72 Schaefer Street for a combined land area of 4.16 AC



## \$3,750,000

Asking Price

Total Area: 4,739 SF

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Land Area: 3.56 AC

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Clear Height: 18'

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Shipping: 6 Drive-In Doors

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Zoning: E3-27

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Property Taxes: \$39,160 (2025)

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# Property Details



72 Schaefer Street, Waterloo | **For Sale**

## Features

- 6,000 SF Industrial building on 0.60 AC
- 16' clear height and 1 drive-in door and 1 truck level doors
- Located in Waterloo with a strong local work force and quick access to Highway 85 and nearby amenities
- Zoning allows for a wide range of uses including outside storage.
- Property can be purchased together with 65 Belcan Place for a combined land area of 4.16 AC



## \$2,250,000

Asking Price

Total Area: 6,000 SF

Land Area: 0.60 AC

Clear Height: 16'

Shipping: 1 Drive-In Door  
1 Truck Level Door

Zoning: E3-27

Property Taxes: \$15,605 (2025)





72 Schaefer St

65 Belcan Pl



# Zoning Uses

## E3 Flexible Industrial Permitted Uses

• ADVANCED TECH	• Laboratory
• Artist Studio	• Microbrewery
• Automobile Service Centre	• Office
• Business Incubator	• Parking Facility
• Communication Production	• Pet Services
• Custom Service Shop	• Pharmaceutical Industry
• Data Centre	• Printing Establishment
• Dry Cleaning and Laundry	• Tech Office
• Food and Beverage Manufacturing Industry	• Training Facility
• Government Use	• Truck Depot
• Industrial Assembly	• Veterinary Hospital
• Industrial Manufacturing	• Warehouse
• Industrial Processing	• Wholesaler
• Industrial or Construction Equipment Supplier	



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