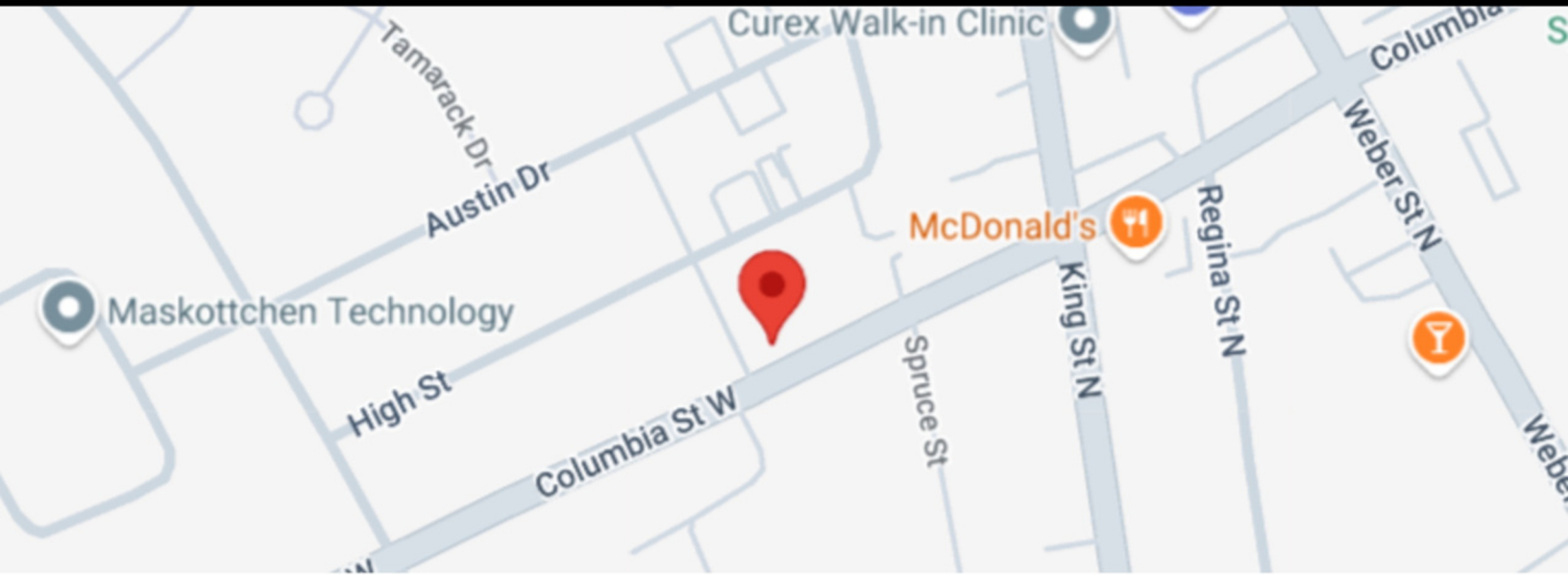


# FOR SALE

26, 35, 41 & 61 Columbia St. W  
347 Spruce St.  
WATERLOO, ON CANADA



## STUDENT HOUSING FOR SALE IN WATERLOO

### *Property Features:*

- 35 Columbia St. W 60 beds (5 beds/ 2 baths x 12);
- 41 Columbia St W. 68 beds (5 beds/ 2 baths x 12) & (4 beds/ 2 baths x 2);
- 61 Columbia St W. 50 beds (5 beds/ 2 baths x 10);
- 347 Spruce St - 35 beds (2 beds/ 1 baths x 6) & (3 beds/ 1 baths x 1) & (5 beds/ 2 baths x 4);
- 26 Columbia St. W - 20 beds (5 beds/ 2 baths x 4);



**Lina Gueorguieva**  
BROKER SRS CNE SRES AREN



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Linagluxury@gmail.com  
<http://www.myhomeforsaletoronto.com/>

Office: 416.391.3232  
1396 Don Mills Rd, #B121  
Toronto, ON, M3B 0A7

## Age of the Buildings:

- 26 Columbia St. W. - 2003
- 35 Columbia St. W. - 2006
- 41 Columbia St. W. - 2012
- 61 Columbia St. W. - 2010
- 347 Spruce St. - 2004

## Break-down on Price:

- |                                 |                  |
|---------------------------------|------------------|
| • 26 Columbia St. W. - 20 Beds; | - \$2.8 Million  |
| • 35 Columbia St. W. - 60 Beds; | - \$9 Million    |
| • 41 Columbia St. W. - 68 Beds  | - \$10.4 Million |
| • 61 Columbia St. W. - 50 Beds  | - \$7.75 Million |
| • 347 Spruce St. - 35 Beds      | - \$5 Million    |

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Total number of Beds	233	Total Price	\$34.95 Million
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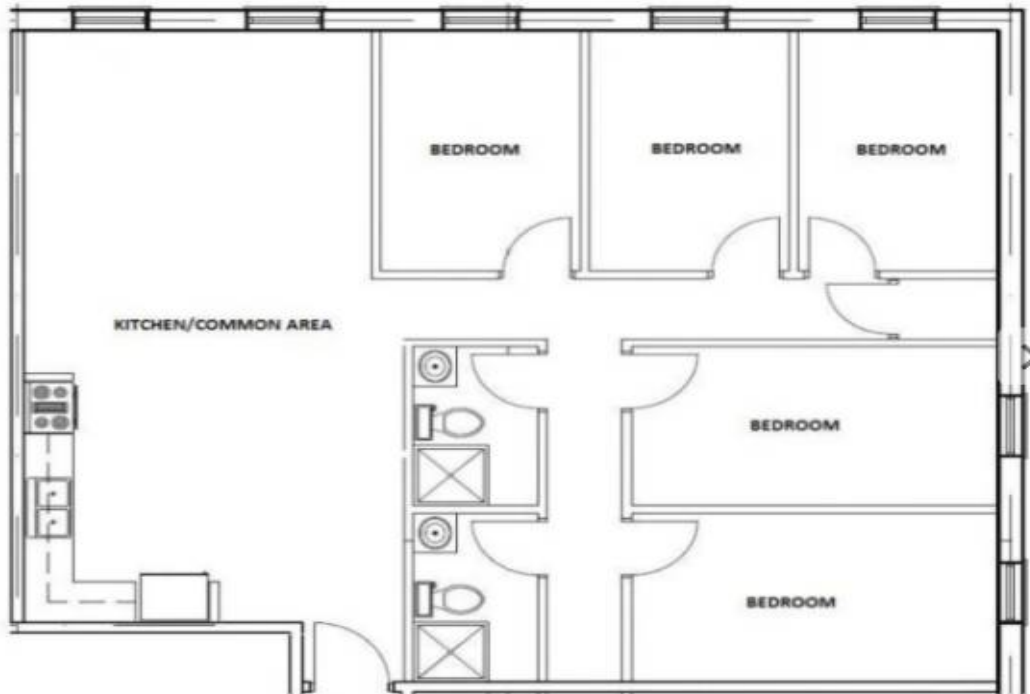
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61 Columbia Ave: Units #1,2,3,5,7,9



61 Columbia Ave: Units #4,6,8,10



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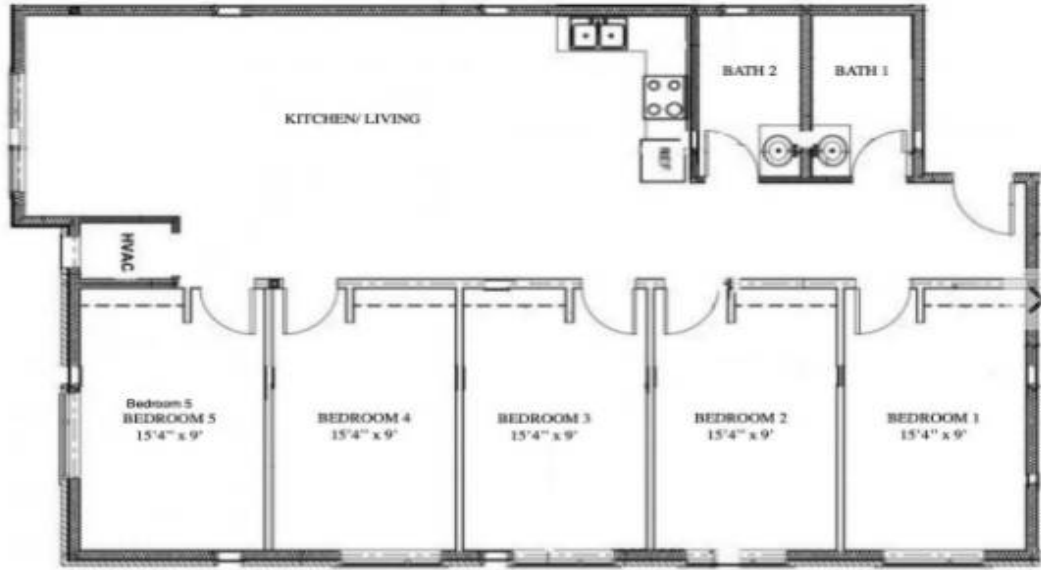
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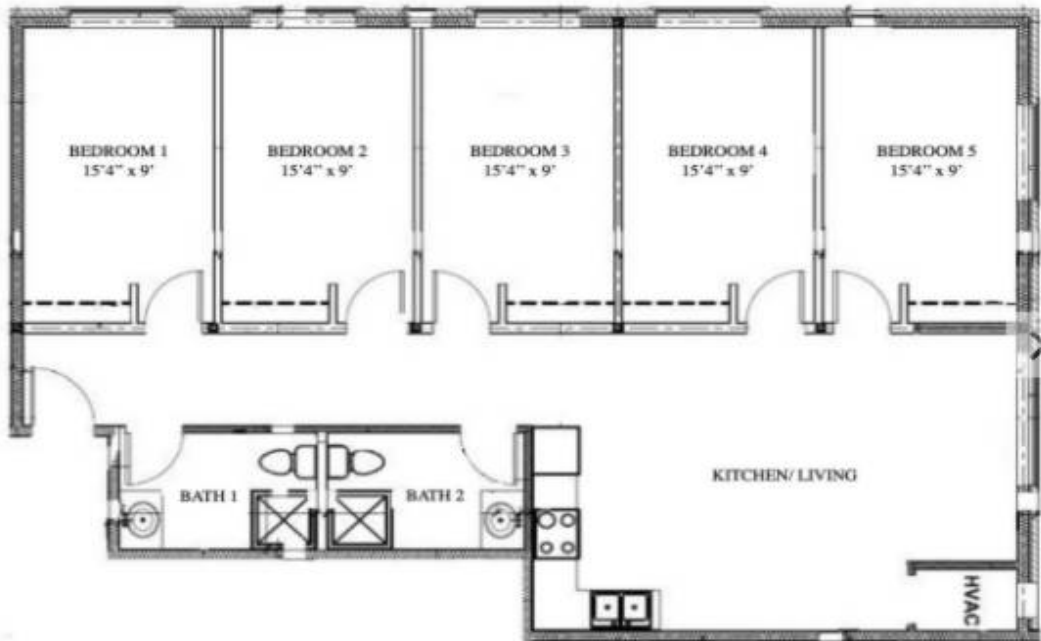
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41 Columbia Ave: Units #4,5,8,9,12,13



41 Columbia Ave: Units #3,7,11



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## Education:

### Colleges & Universities

- Wilfrid Laurier, Waterloo Walk: 16 min
- University of Waterloo Drive: 2 min
- University of Guelph Drive: 2 min
- Wilfrid Laurier, Brantford Drive: 58 min

## Transportation:

Kitchener/Waterloo Airport, located 21.4 kilometers or 25 minutes away

### Commuter Rail

- Laurier-Waterloo Park Station Drive: 4 min
- Conestoga Station Drive: 3 min
- University Of Waterloo Station Drive: 3 min
- Research & Technology Station Drive: 4 min
- Waterloo Public Square Station Drive: 4 min

### Airports

- Kitchener/Waterloo Airport Drive: 25 min



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# Points of Interest:

## Shopping Centers

- **University Square** **Drive: 15 min**
- **Parkdale Plaza** **Drive: 16 min**
- **University Shops Plaza** **Drive: 20 min**



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