

FOR SALE



Investment Property in Uptown Waterloo

51 & 57

**KING STREET N
WATERLOO, ON**

WHITNEY
Commercial Real Estate Services

8,082 SF Uptown Waterloo mixed-use investment opportunity. It is located at the corner of King Street N and Princess Street W. The offering consists of two buildings with ground-level retail and three residential units on the second floor. The commercial tenants have leases in place with renewal options. The residential units consist of two, three-bedroom units and one, one-bedroom unit that are currently vacant. Zoning is Uptown Core C1, allowing for a wide variety of commercial uses and as of right zoning allows up to four stories. Located in the heart of Uptown Waterloo and within walking distance of all amenities and public transit.

51 & 57 King Street N must be sold together.

51 KING ST N

AVAILABLE SPACE | 6,282 SF

LAND AREA | 0.124 Acres

ZONING | U1-16

ASKING PRICE | \$4,500,000

TAXES | \$22,950.16 (2024)

57 KING ST N

AVAILABLE SPACE | 1,800 SF

LAND AREA | 0.031 Acres

ZONING | U1-16

ASKING PRICE | \$1,500,000

TAXES | \$15,360.31 (2025)



PERMITTED USES (Full List of permitted uses available upon request)

- Artist Studio (Class A)
- Auditorium
- Bake Shop
- Banquet Hall
- Business Incubator
- Café
- Catering Establishment
- Child Care Centre
- Commercial Recreation
- Educational Institution
- Electronic Gaming Centre
- Hotel
- Medical Clinic
- Night Club (see section 8.1.4)



Uptown
Waterloo



Public
Transport



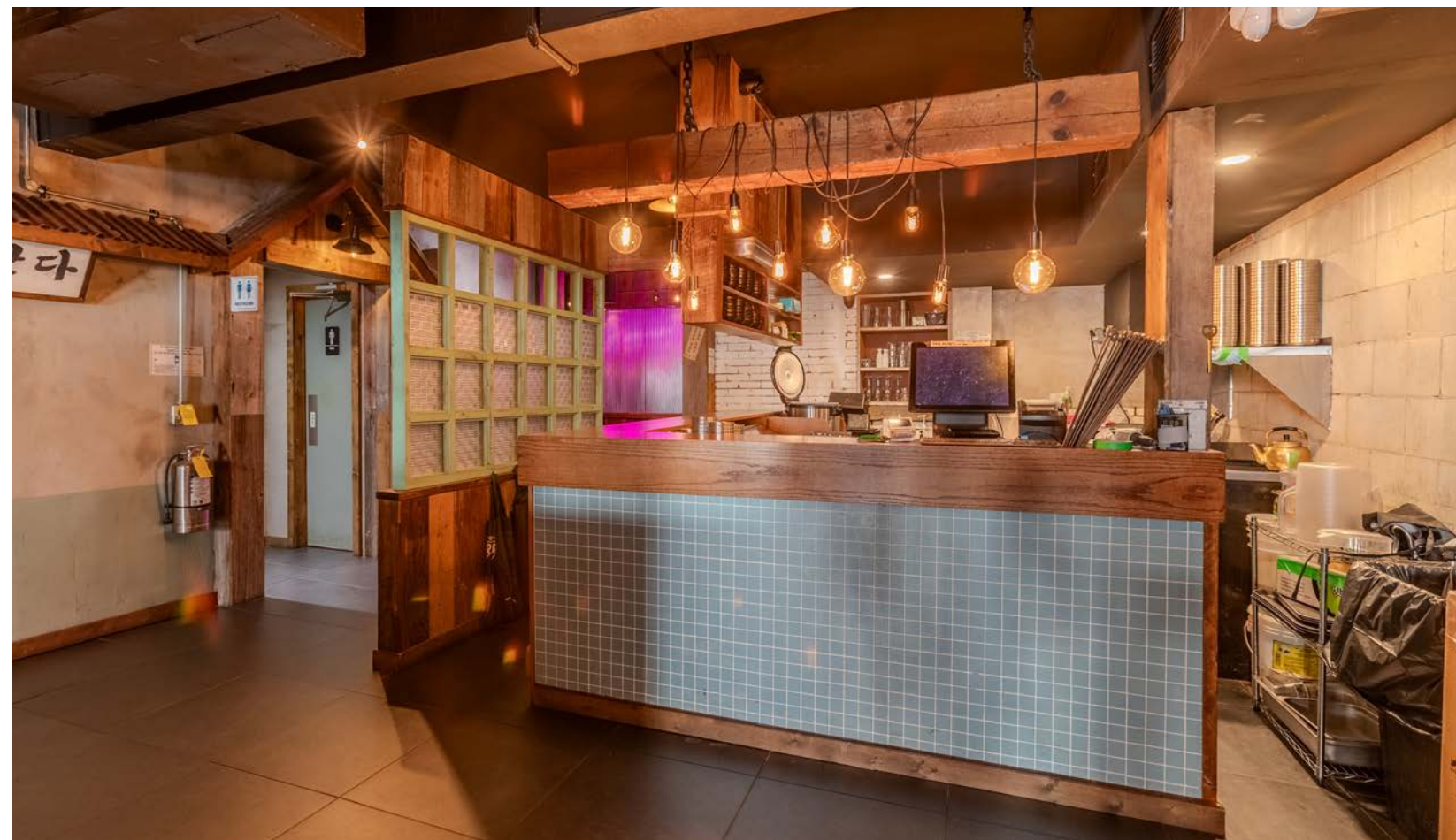
U1-16
Zoning



Prime
Location

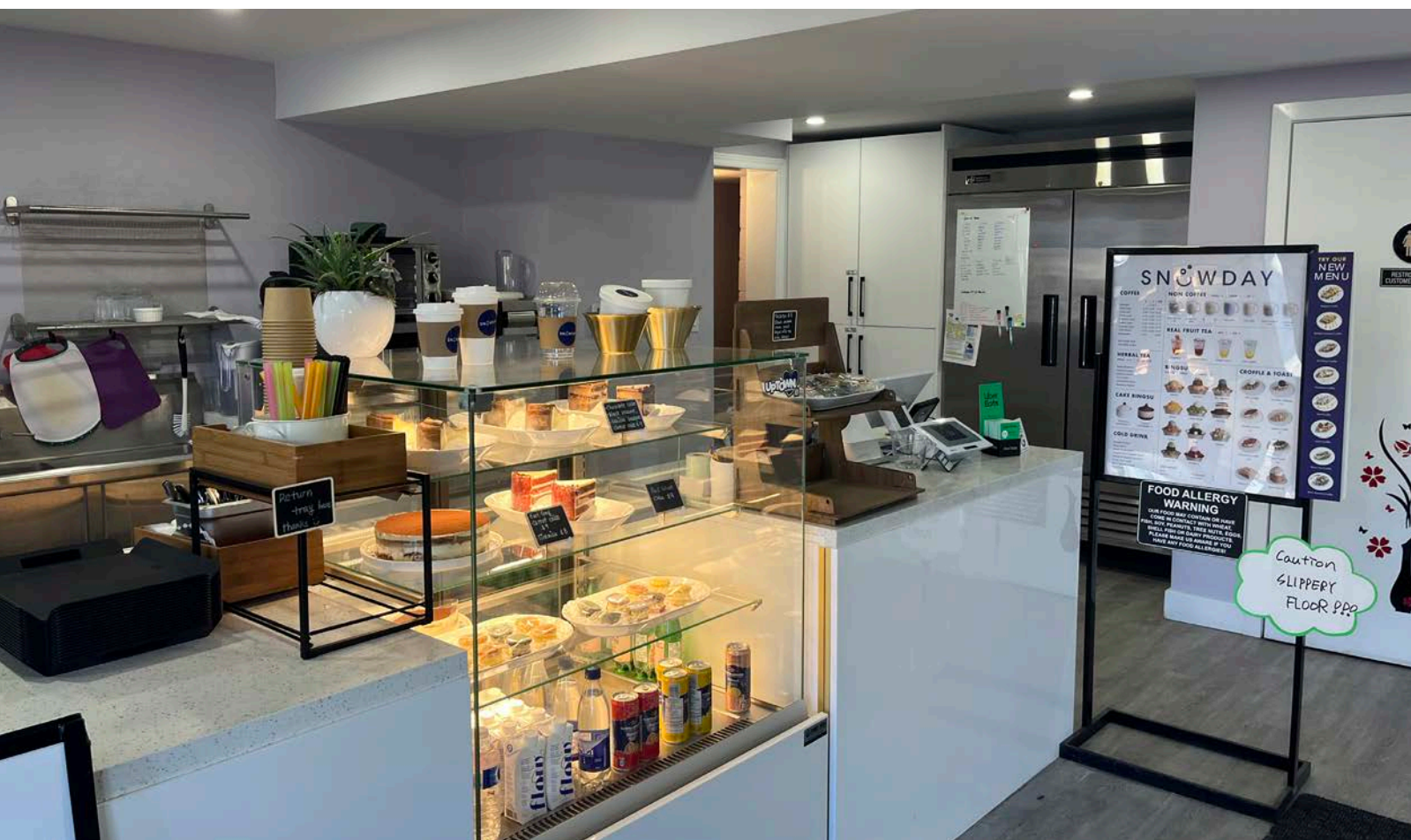
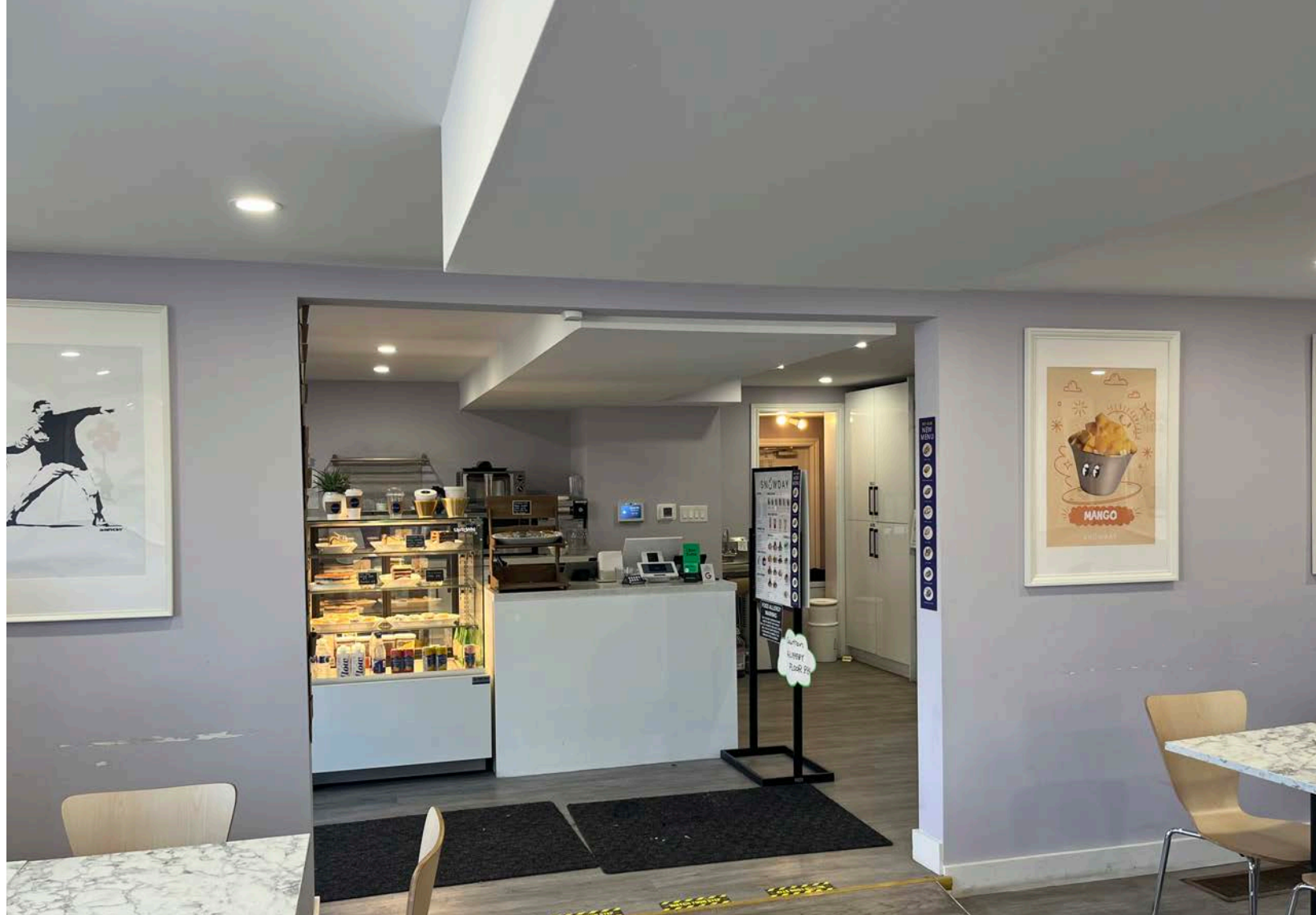
51 KING ST

6,282 SF



57 KING ST

1,800 SF





Located in the heart of Uptown Waterloo, these properties offer walkable access to boutique shops, restaurants, and the LRT. With strong rental demand driven by nearby universities, the tech sector, and a thriving urban culture, this is a great opportunity to purchase in the uptown core.

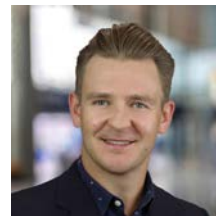
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****Broker *Sales Representative**