



127 Water Street North

Cambridge, ON

SUBJECT SITE

WATER ST N

ANSLEY ST N

Commercial Land For Sale

CBRE

The Offering

Prime +/- 0.91 Acre commercial land for available sale in the bustling heart of Cambridge.

The subject site fronts Ainslie Street and is surrounded by notable national co-tenants including Shoppers, Food Basics, and may more.

With approximately 28,909 daytime traffic passing through, this location guarantees high visibility and is ideal for businesses seeking exponential growth.

Property Details



+/- 0.91Acres
SIZE



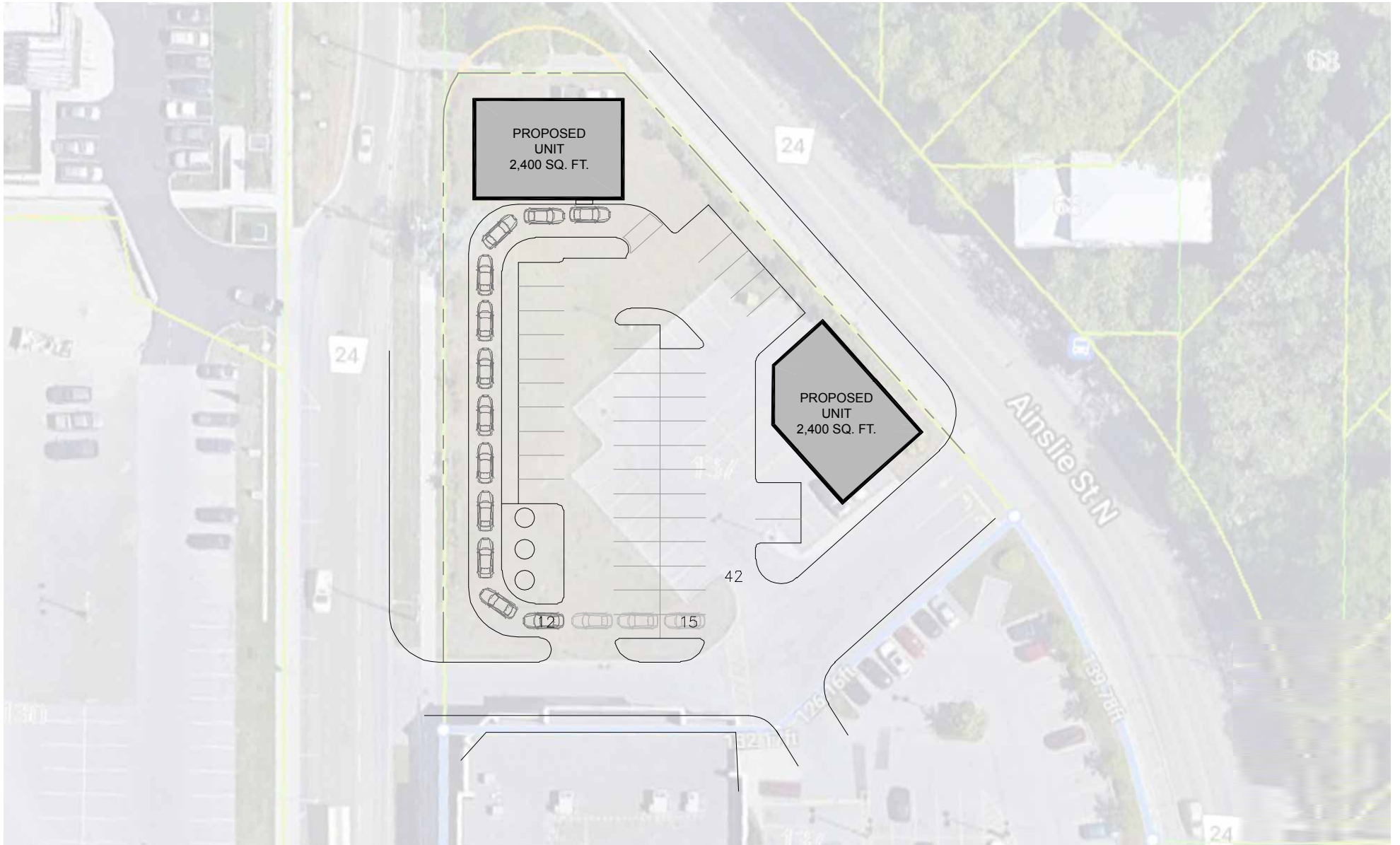
Contact Listing Agent
SALE PRICE



Contact Listing Agent
ANNUAL TAXES (2024)



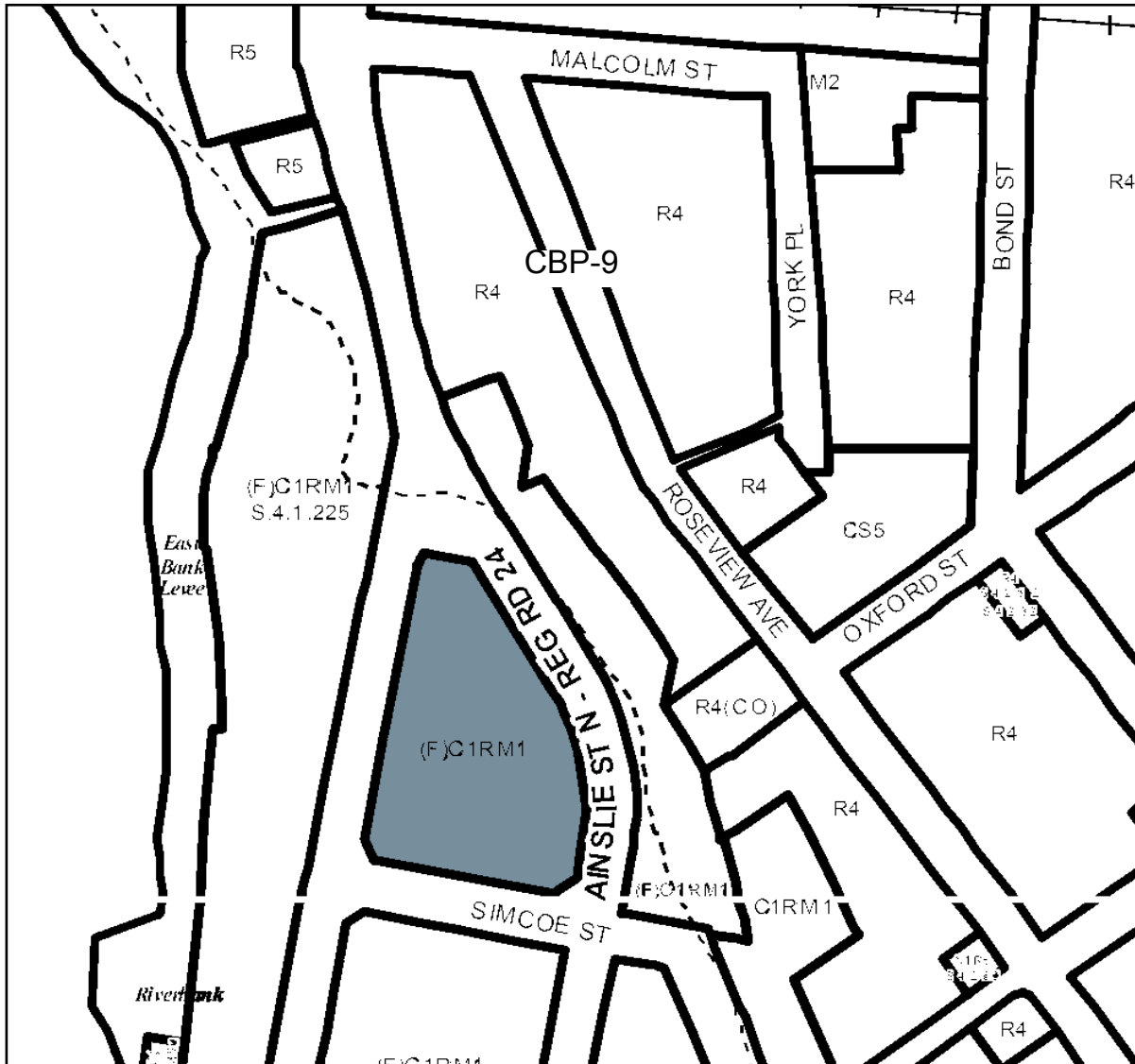
Concept Site Plan



Location & Amenities



Zoning & Permitted Uses



City of Cambridge Zoning By-Law (F)C1RM1:

The following commercial uses are permitted, but not limited to:

- A neighbourhood grocery store
- A neighbourhood variety store
- Any retail commercial establishment
- A hairdressing establishment
- Any business and office professional office
- A food service establishment
- A laundry or dry cleaners
- A hotel or motel
- An automobile service station
- A place of amusement
- An amusement arcade
- A recreation centre
- A shopping centre
- A day care or day nursery

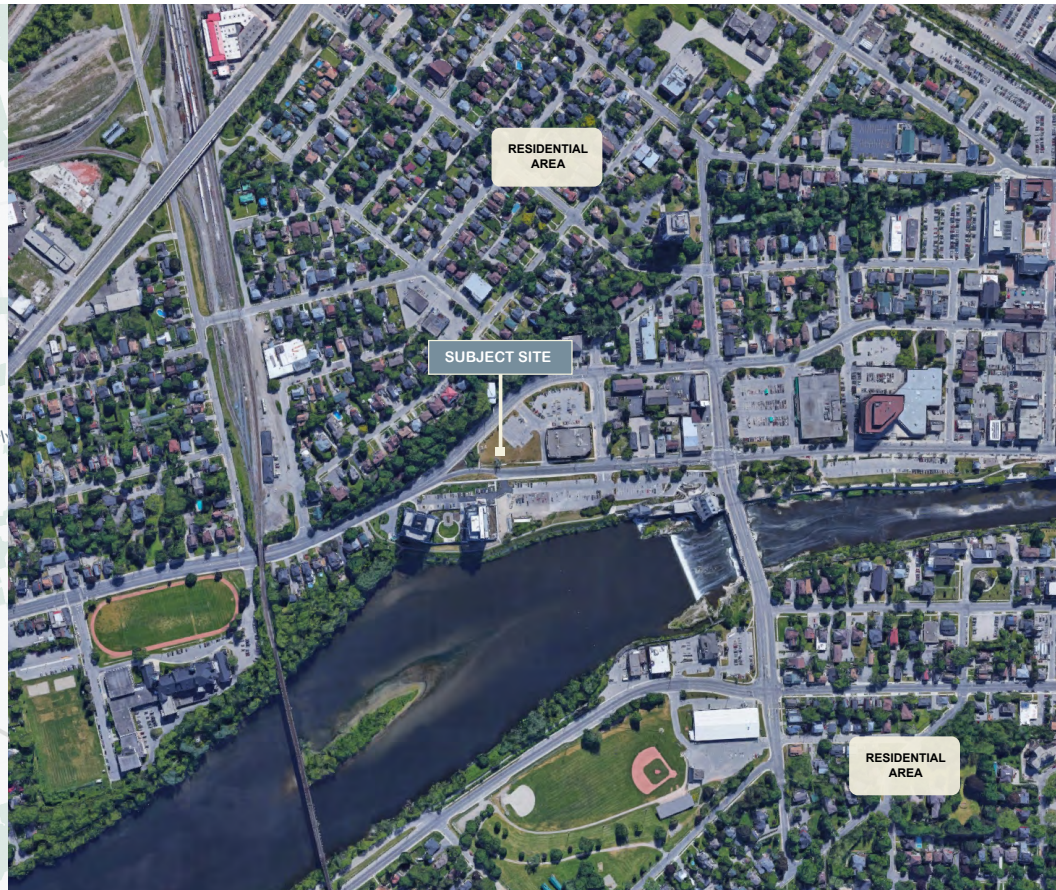
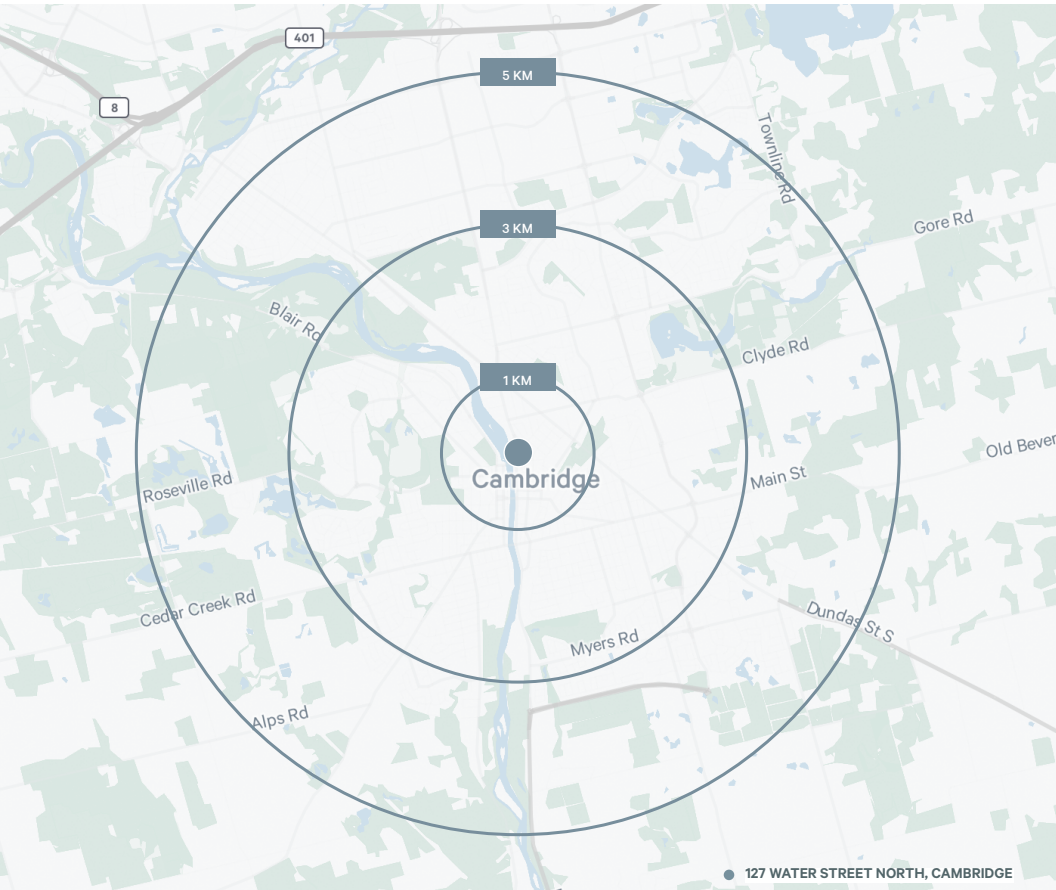
*Please click the link below for more information on uses and conditions.

**Buyer to confirm zoning status and permitted uses.





[CLICK TO VIEW
\(F\)C1RM1
ZONING BY-LAW\)](#)

[CLICK TO VIEW
CAMBRIDGE
ZONING DEFINITIONS](#)

Demographics



● 127 WATER STREET NORTH, CAMBRIDGE

	 Total Population 2023	 Population Growth 2023-2028	 Daytime Population 2023	 Household Income 2023
1 KM	6,180	11.8 %	12,045	\$ 85,394
3 KM	57,892	6.2 %	52,863	\$ 104,595
5 KM	101,972	7.1 %	102,596	\$ 114,011



Traffic Count

28,909
Cars Per Day
Ainslie Street North



FOR MORE INFORMATION PLEASE CONTACT:

Adam Occhipinti*

Vice President

416 798 6265

adam.occhipinti@cbre.com

Matthew Pieszchala*

Vice President

905 234 0376

matthew.pieszchala@cbre.com

Karlyn Knafo*

Senior Sales Associate

905 234 0381

karlyn.knafo@cbre.com

Nicholas Regan*

Senior Sales Associate

416 801 1658

nicholas.regan@cbre.com

CBRE Limited, Real Estate Brokerage | 5935 Airport Road | Suite 700 | Mississauga, ON | L4V 1W5 *Sales Representative

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