



FOR SALE

34 WATER STREET N. CAMBRIDGE

JAMES BOUDREAU

BROKER

C: 519.580.6815 | O: 519.743.5211 X 3020

JBODREAU@COLDWELLBANKERPBR.COM



**COLDWELL BANKER
COMMERCIAL**

**PETER BENNINGER
REALTY, BROKERAGE**

PROPERTY DETAILS

34 WATER STREET NORTH
CAMBRIDGE, ON.



ASKING PRICE:	\$2,250,000.00
BUILDING SIZE:	11,679 SQUARE FEET 3 STORIES
PROPERTY SIZE:	.210 ACRES
LOT DIMENSIONS:	LOT FRONT: 139.30 FT LOT DEPTH: VARIES
PARKING:	NONE, PUBLIC PARKING: SEE PAGE 10
ZONING:	C1RM1
PROPERTY TAXES:	\$23,622.09 (2023)



LEGAL DESCRIPTION:

PT LT 4 W/S WATER ST N PL 615 CAMBRIDGE; LT 5 W/S WATER ST N, 6 W/S WATER ST N PL 615 CAMBRIDGE; PT LT 7 W/S WATER ST N PL 615 CAMBRIDGE; PT BED OF GRAND RIVER CAMBRIDGE ADJACENT TO LT 4, 5, 6, 7 W OF WATER ST N, PL 615; PT 1 & 2, 67R1784; S/T 1559516E; CAMBRIDGE

COMMENTS:

HISTORIC "CARNEGIE LIBRARY" LOCATED IN DOWNTOWN GALT. EXCELLENT OPPORTUNITY FOR OWNER/USER. CURRENT OWNER OCCUPIES 2ND AND 3RD FLOORS AND WOULD CONSIDER A LEASE BACK OR VACATING AS REQUIRED.

- EXCEPTIONALLY FINISHED BUILDING
- LOCATED IN DOWNTOWN GALT
- HIGH CEILINGS AND ARCHITECTURAL DETAIL THROUGHOUT
- EASILY ACCESSIBLE, ON MAIN TRANSIT ROUTE PUBLIC PARKING LOT ADJACENT TO PROPERTY

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PROPERTY DESCRIPTION:

Built in 1903, the Carnegie Library building was given a heritage designation by the city in 1981.

Located in the Heart of Cambridge overlooking the Grand River and just across the river from the University of Waterloo School of Architecture.

Inside many original elements have been conserved, ceiling plasterwork, columns, and intricate pilasters, the wood trim and broad heavily built staircase have been restored. Leaded and stained glass remains in place. This building features elaborate finishes, high ceilings and plenty of natural light.

ANDREW CARNEGIE'S GIFT TO THE REGION

UNDERSTANDING THE 8 CARNEGIE LIBRARIES OF WATERLOO REGION



CARNEGIE LIBRARY DETAILED INFORMATION
CLICK ABOVE PHOTO TO VIEW

RELATED ARTICLES:



Water Street Carnegie Details



Doors Open
WR Article



Flash From The Past
The Record Article

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PROPERTY DOCUMENTS CLICK TO VIEW



Renovation Work 2015



Front Entrance Assessment



Floor Plans



Heritage Property Register



Cambridge Sign Bylaws



Zoning



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CITY OF CAMBRIDGE

Listed
Heritage
Properties



CITY OF CAMBRIDGE

The City of Cambridge was incorporated in 1973, when the three municipalities of Galt, Preston and Hespeler, the village of Blair and small parts of two townships were amalgamated into a single municipality under a new name. Each of the communities possessed a long and proud history. The heritage buildings and structures in each community offer reminders of those histories. Today this land is shared with people from all over the world, with a diversity of experiences. Together may we keep what is important from the past while providing new places for the future.

More about the history of Cambridge is on the City's website:

<https://www.cambridge.ca/en/learn-about/Local-History.aspx>

**Heritage
Property
Grant
Program**



DESIGNATED HERITAGE PROPERTY GRANT PROGRAM

The City of Cambridge provides financial assistance for owners of designated heritage properties through our Designated Heritage Property Grant Program. These Heritage Grants, provided through the City's Operating Budget help pay for conservation and restoration work on these designated properties. Designated in accordance with Part IV and Part V of the Ontario Heritage Act, these properties have historical and/or architectural significance. The Ontario Heritage Act provides municipalities and property owners with a variety of ways to work together to identify and conserve local "heritage resources" - buildings, places, and landscapes that hold special cultural value and reflect the history of a community. The Act requires that the final stage of these efforts be reflected in a public municipal record known as the Heritage Properties.

[Click for more information on available grant programs](#)

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PROPERTY OVERVIEW

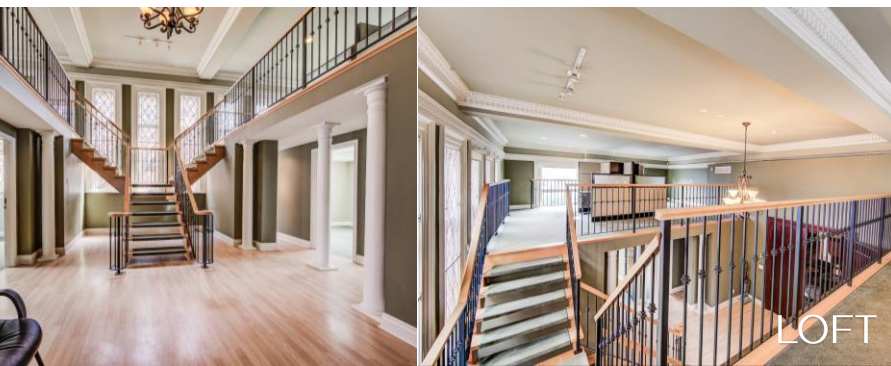
34 WATER STREET NORTH
CAMBRIDGE, ON.



MAIN FLOOR

MAIN FLOOR PLAN	3,138 SF
MAIN FLOOR LOFT UNIT #102	734 SF
TOTAL GROSS FLOOR AREA	3,872 SF

[CLICK TO TOUR](#) 



PROPERTY OVERVIEW

34 WATER STREET NORTH
CAMBRIDGE, ON.



SECOND FLOOR

SECOND FLOOR PLAN

3,157 SF

[CLICK TO TOUR](#) 



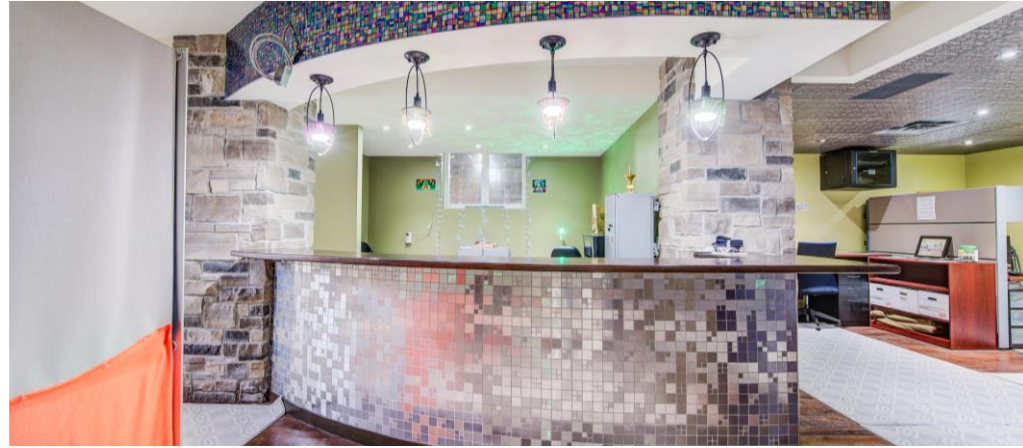


BASEMENT

BASEMENT FLOOR PLAN

2,974 SF

[CLICK TO TOUR](#) 

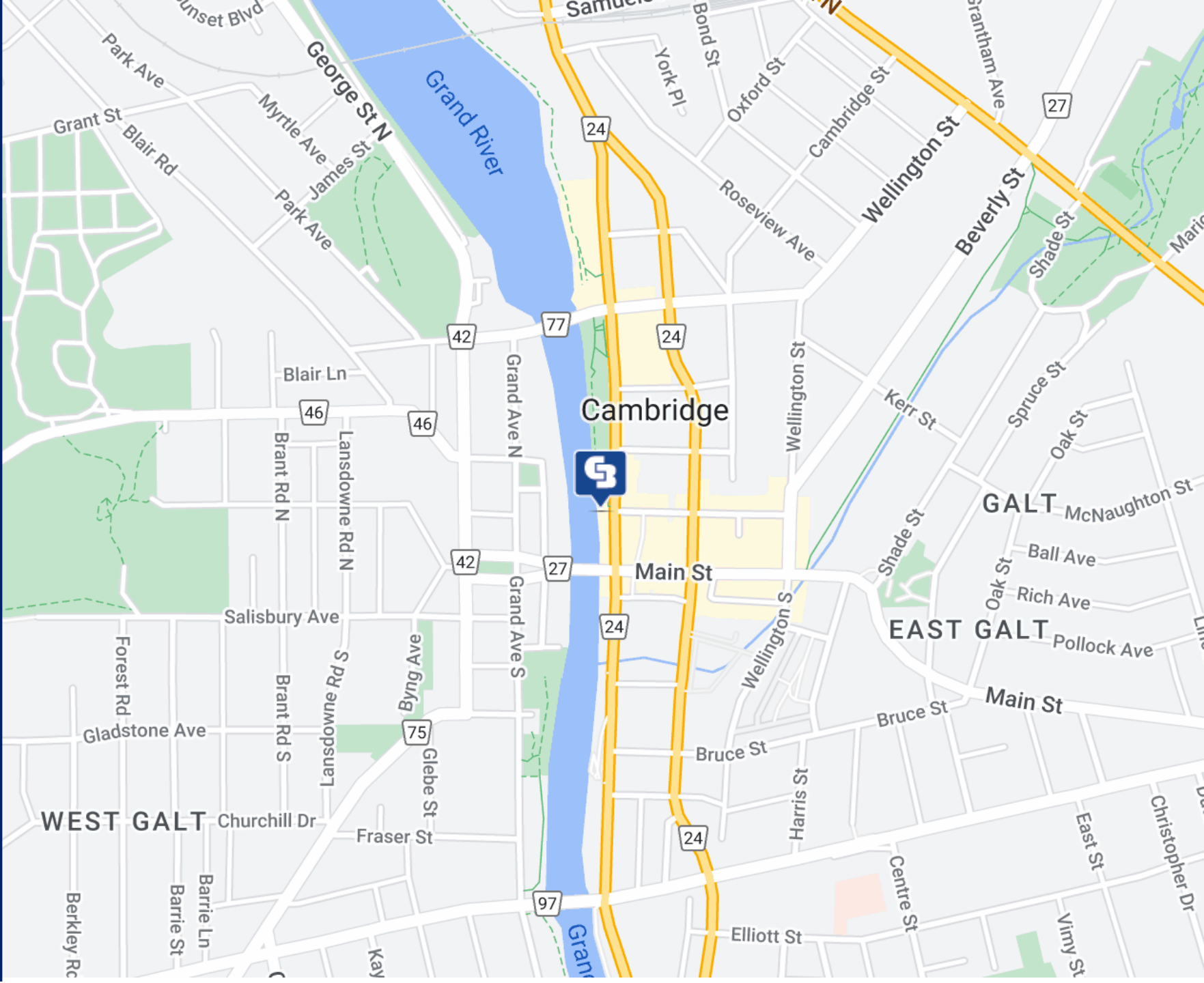




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PROPERTY OVERVIEW | LOCATION





PUBLIC PARKING IN Galt City Centre

PROPERTY OVERVIEW|LOCATION

Parking Simplified

h \$ 2h 12h \$

&

Paid Made Easy

Pay-by-Plate **A1B 234**

with **Whoosh!** Mobile Pay App

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- G1 12h Park Hill Rd. Lot
 - G2 1h \$ Water St. North Lot
 - G3 2h Queen's Square Lot
 - G4 \$ Dickson St. Lot
 - G5 2h Market Square Lot
 - G6 2h Civic Square Lot
 - G7 2h Beverly St. Lot
 - G8 2h Main St. Lot
 - G9 2h Wellington South Lot
 - G10 \$ Mill St. Lot
 - G11 2h Water St.
 - G12 12h Ainslie St. Lot
-
- 3h **On-Street**
3 hour max unless otherwise posted.
No parking 2:30 - 6am

For more information visit: cambridge.ca/downtownparking OR Call 519-623-1340

<https://www.cambridge.ca/en/learn-about/resources/parking-resorces/Galt-Map.pdf>

CONTACT FOR MORE INFORMATION

JAMES BOUDREAU
BROKER

Coldwell Banker Commercial
Peter Benninger Realty, Brokerage
508 Riverbend Drive,
Kitchener, ON. N2K 3S2

T: 519 743 5211 | C: 519 580 6815
F: 519 743 8009
jboudreau@coldwellbankerpbr.com
www.coldwellbankercommercial.ca



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Grand River

34 WATER ST. N.



Dickson St

24