

\$3,650,000 - 275-279 Herbert Street, Waterloo

MLS® #40755755

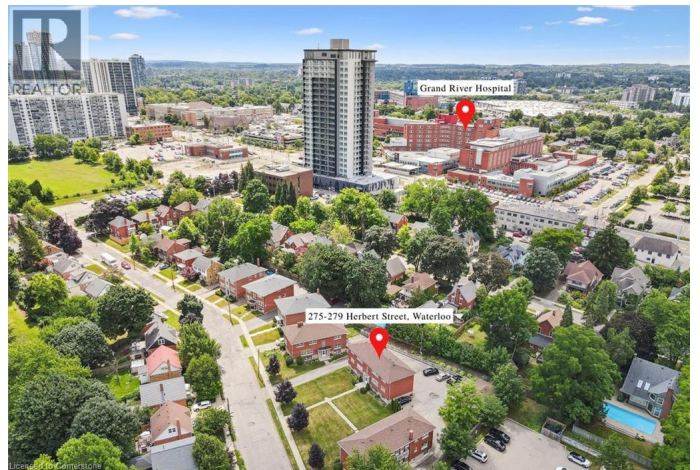
\$3,650,000

28 Bedroom, 17.00 Bathroom, 10,697 sqft

Multi-family on 0.00 Acres

114 - Uptown Waterloo/North Ward, Waterloo, Ontario

Welcome to 275, 277, and 279 Herbert Street in Waterloo – an outstanding turnkey purpose-built three Building Apartment complex nestled in one of Waterloo’s sought-after neighbourhoods. This investment opportunity features two 6-plex buildings and one 5-plex building, offering a total of 17 fully leased units with a solid rental history and strong income potential. Located within walking distance to Grand River Hospital (now known as Waterloo Regional Health Network at Midtown), multiple LRT stops, a variety of shops, cafes, and popular restaurants, this well-maintained property blends urban convenience with long-term investment stability. Residents enjoy easy access to public transit, parks, schools, and Waterloo’s vibrant core – making this an attractive address for Tenants of all ages. The unit mix features one Bachelor Unit, six One-Bedroom Units, nine Two-Bedroom Units, and one Three-Bedroom Unit. Each Building has been well maintained, and each is equipped with on-site Laundry facilities for Tenant convenience, and the property includes a detached Garage with four rentable parking spaces, providing additional monthly income. This is a turn-key investment with low vacancy rates, reliable Tenants, and a steady cash flow with great potential for future value appreciation, all located in a thriving and growing City known for its flourishing Tech industry and Universities. Whether



youâ€™re a seasoned Investor, new to Multi-Residential ownership, or looking for a possible future Redevelopment opportunity, this property offers the perfect blend of location, stability, and upside. Donâ€™t miss your chance to own a strategic income-generating asset in the ever-expanding Waterloo market. (id:6289)

Essential Information

Listing #	40755755
Price	\$3,650,000
Bedrooms	28
Bathrooms	17.00
Square Footage	10,697
Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	275-279 Herbert Street
Subdivision	114 - Uptown Waterloo/North Ward
City	Waterloo
Province	Ontario
Postal Code	N2J1V3

Amenities

Amenities	Hospital, Park, Place of Worship, Public Transit, Schools, Shopping
Parking Spaces	17
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Water softener
Heating	Baseboard heaters
# of Stories	2
Has Basement	Yes

Exterior

Exterior

Brick

Listing Details

Listing Office

Royal LePage Wolle Realty



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Listing information last updated on October 29th, 2025 at 9:16am EDT