

\$6,900,000 - 30-40 Laurel Street, Waterloo

MLS® #40770458

\$6,900,000

72 Bedroom, 0.00 Bathroom, 20,700 sqft

Multi-family on 0.67 Acres

116 - Glenridge/Lincoln Heights, Waterloo, Ontario

Unique Investment Property In Uptown Waterloo. 30, 34, 38, 40 Laurel St, Waterloo
“ This investment opportunity features an outstanding turnkey purpose-built Apartment complex including 3 detached homes plus a detached garage nestled in uptown Waterloo. Offering a total of 72 Bedrooms with a solid rental history and strong income potential. Main building has 2 x 1100SF Workshop/Commercial spaces plus a leasing office. Located within walking distance to Grand River Hospital, LRT, a variety of shops, cafes, and popular restaurants, this well-maintained property blends urban convenience with long-term investment stability and affordability for the region. Current zoning provides for mixed-use development value, or any aspect of future development. Additional income from the garage/workshop/parking/laundry. Don't miss your chance to own a strategic income-generating asset in the ever-expanding Waterloo market. (id:6289)



Essential Information

Listing #	40770458
Price	\$6,900,000
Bedrooms	72
Bathrooms	0.00
Square Footage	20,700

Acres	0.67
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	30-40 Laurel Street
Subdivision	116 - Glenridge/Lincoln Heights
City	Waterloo
Province	Ontario
Postal Code	N2J2H2

Amenities

Amenities	Park, Public Transit, Schools, Shopping
Features	Laundry- Coin operated
Parking Spaces	30
Parking	Detached Garage
# of Garages	1

Interior

Heating	Other
# of Stories	2

Exterior

Exterior	Aluminum siding, Concrete, Metal, Other
Construction	Concrete block, Concrete Walls

Listing Details

Listing Office	Re/Max Icon Realty
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