

\$5,200,000 - 136 Dearborn Place, Waterloo

MLS® #40772051

\$5,200,000

0 Bedroom, 0.00 Bathroom, 15,180 sqft

Other on 0.00 Acres

116 - Glenridge/Lincoln Heights, Waterloo, Ontario

Located on approximately 1.25 acres in a prime North Waterloo location, this freestanding, single-user building is ready for its next chapter. Currently owner-occupied and well-maintained, the property features a bright, airy interior with a functional mix of showroom, office space, mezzanine storage (an additional ± 600 sq.ft.), and industrial/manufacturing areas. Zoned E1-27, the building supports a range of versatile uses and includes both a truck-level loading door and a drive-in door. Clear ceiling heights are approximately 14 feet, and the entire facility is fully climate controlled, including air conditioning. A monitored alarm system with surveillance cameras provides added security. The building is positioned on the west side of the lot, allowing for ample on-site parking and leaving room for potential future expansion. Since its purchase in 2013, the property has undergone extensive renovations, including upgrades to the roof, exterior cladding, landscaping, and asphalt paving, along with a thoughtful reconfiguration of the interior office space. With excellent access to Highway 85 and a strategic location, this property presents a compelling opportunity for investors or end-users seeking a flexible and well-equipped building in a sought-after area. (id:6289)



Essential Information

Listing #	40772051
Price	\$5,200,000
Bathrooms	0.00
Square Footage	15,180
Acres	0.00
Type	Other
Sub-Type	Freehold

Community Information

Address	136 Dearborn Place
Subdivision	116 - Glenridge/Lincoln Heights
City	Waterloo
Province	Ontario
Postal Code	N2J4N5

Amenities

Features	Paved driveway
----------	----------------

Interior

# of Stories	1
--------------	---

Exterior

Exterior	Brick Veneer, Concrete, Steel
Foundation	Block

Listing Details

Listing Office	CITIMAX REALTY LTD.
----------------	---------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 25th, 2025 at 5:46am EDT