

\$349,900 - 62 Balsam Street Unit# B107, Waterloo

MLS® #40778462

\$349,900

0 Bedroom, 0.00 Bathroom, 1,191 sqft

Retail on 0.00 Acres

417 - Beechwood/University, Waterloo, Ontario

BRAND NEW 1191 square foot single level COMMERCIAL CORNER UNIT â€” STEPS FROM LAURIER & UNIVERSITY OF WATERLOO! RN-6 zoned unit with endless potential! Uses include: Restaurant, Take-Out, CafÃ©, Bake Shop, Child Care, Medical, Office, Retail, Personal Service, and more. Located within the Sage complex right in the heart of Waterlooâ€™s student district, surrounded by over 60,000+ students â€” all within walking distance. This is prime exposure with built-in foot traffic every single day. Highlights: On-site visitor parking â€” rare for this area! Steps from student residences and campus life. Flexible zoning allows multiple high-demand business types. Ideal for investors or entrepreneurs â€” unbeatable visibility and growth potential. Opportunity is knocking â€” whether itâ€™s a cafÃ©, retail shop, or clinic, this unit is ready to become a daily destination for thousands. Brand new. Prime location. Limitless potential. (id:6289)

Built in 2015

Essential Information

Listing #	40778462
Price	\$349,900
Bathrooms	0.00
Square Footage	1,191
Acres	0.00



Year Built	2015
Type	Retail
Sub-Type	Condominium

Community Information

Address	62 Balsam Street Unit# B107
Subdivision	417 - Beechwood/University
City	Waterloo
Province	Ontario
Postal Code	N2L3H2

Amenities

Amenities	Hospital, Public Transit, Schools
Utilities	Electricity, Natural Gas
Features	Visual exposure, Paved driveway

Interior

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

Exterior

Exterior	Concrete
----------	----------

Listing Details

Listing Office	Exit Integrity Realty
----------------	-----------------------



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 27th, 2025 at 10:16am EDT