

\$3,999,900 - 404 River Road, Cambridge

MLS® #40779487

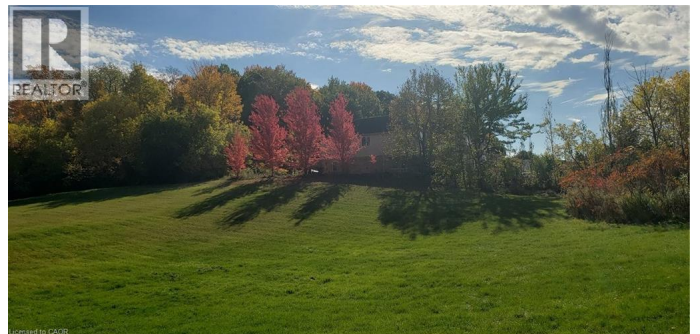
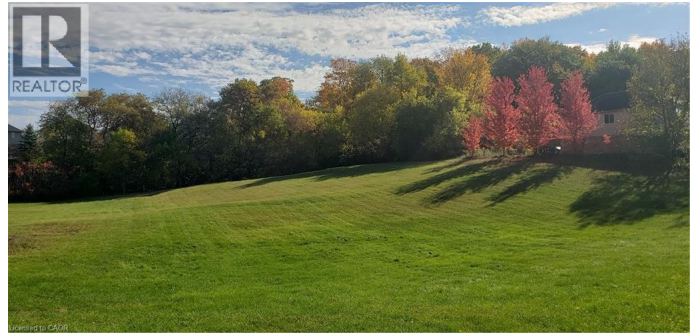
\$3,999,900

0 Bedroom, 0.00 Bathroom,
Vacant Land on 2.00 Acres

40 - Centennial, Cambridge, Ontario

**ATTENTION DEVELOPERS & BUILDERS –
PRIME DEVELOPMENT OPPORTUNITY!**

Unlock the potential of this 4.67-acre parcel ideally located in desirable Hespeler, Cambridge. With versatile zoning and excellent development prospects, this property is ready for your next residential project. Multiple zoning: RM4 – Ideal for multiple-unit residential buildings (excluding apartments), R5 – Permits detached, semi-detached, or triplex dwellings, OS4 – Designated for public neighbourhood parks and recreational spaces. Current City of Cambridge Zoning By-Law allows up to 40 units per gross hectare under a low/medium density residential designation. Future Potential - Planned extension of McMeeken Drive to River Road will enhance access and visibility. Nestled near the Speed River and scenic walking trails, walking distance to downtown Hespeler with shops, restaurants, and a state-of-the-art library. Just 5 minutes to Hwy 401 – quick access to Guelph, Kitchener, and Waterloo. Family-friendly area with strong community growth. This property is a rare opportunity to invest in one of Cambridge’s fastest-growing areas. (id:6289)



Essential Information

Listing #	40779487
Price	\$3,999,900

Bathrooms	0.00
Acres	2.00
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	404 River Road
Subdivision	40 - Centennial
City	Cambridge
Province	Ontario
Postal Code	N3C2B7

Amenities

Utilities	Electricity, Natural Gas
Features	Country residential

Listing Details

Listing Office	RE/MAX REAL ESTATE CENTRE INC., BROKERAGE
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Listing information last updated on November 4th, 2025 at 11:31pm EST