

\$3,599,999 - 309-311 Hawthorn Street, Waterloo

MLS® #X12088635

\$3,599,999

0 Bedroom, 0.00 Bathroom, 2,544 sqft

Business on 0.00 Acres

N/A, Waterloo, Ontario

Great turn-key development project in the Waterloo University district! Assembly of 2 single detached houses: 309 & 311 Hawthorn St. Development of a six (6) storey multi-unit apartment building containing fifty-five (55) residential dwelling units, eighty (80) bedrooms, twenty-two (22) parking spaces, and thirty-eight (38) bicycle parking spaces. Site Plan Application (SPA) design is completed and formally submitted to the Waterloo city on April 11th, 2025. Situated just a short walk from King Street and Wilfrid Laurier University campus, this location is only minutes away from the University of Waterloo. It also enjoys close proximity to various Grand River transit stops and routes, offering convenient access to Uptown Waterloo and major commercial nodes. Package includes all drawings and reports for city permit. Property taxes and assessment are for 2 houses combined. 309 Hawthorn St (Legal description: PT LT 35 SUBDIVISION OF LT 13 GERMAN COMPANY TRACT CITY OF WATERLOO AS IN 394162; WATERLOO; Assessment \$553,000/2024, Taxes: \$7,036.95/2024). 311 Hawthorn Street (Legal Description: PT LT 35 SUBDIVISION OF LT 13 GERMAN COMPANY TRACT CITY OF WATERLOO AS IN 1249482; WATERLOO; Assessment: \$448,000/2024, Taxes: \$5,700.82/2024). (id:6289)



Essential Information

Listing #	X12088635
Price	\$3,599,999
Bathrooms	0.00
Square Footage	2,544
Acres	0.00
Type	Business

Community Information

Address	309-311 Hawthorn Street
Subdivision	N/A
City	Waterloo
Province	Ontario
Postal Code	N2L3N5

Amenities

Amenities	Recreation
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Interior

Heating	Natural gas Forced air
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Exterior

Lot Description	111 x 145 FT ; 134.81 x 111.14 x 156.4 x 111.39
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Listing Details

Listing Office	HOMELIFE LANDMARK REALTY INC.
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Listing information last updated on October 15th, 2025 at 8:47pm EDT