

\$895,000 - 223 Mary Street, Waterloo

MLS® #40692640

\$895,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.16 Acres

114 - Uptown Waterloo/North Ward, Waterloo,
Ontario

Exciting Development Opportunity in Uptown Waterloo's Sought-After Mary Ellen Neighbourhood! This prime property offers unparalleled potential in one of Waterloo's most desirable locations. Situated on a generous lot extending from Mary Street to Dodds Lane, it features dual access—a rare find that opens up endless possibilities. Whether you envision building a luxurious single-family home with a spacious rear garage or capitalizing on the incredible development potential, the choice is yours. With the City of Waterloo now permitting up to four units per semi-detached lot, this property can potentially accommodate up to eight residential units (buyer to verify with city planning). Located just one block from King Street, this property is steps away from the vibrant heart of Uptown Waterloo. Enjoy boutique shopping, fine dining, entertainment, and more—all within walking distance. Seize this rare opportunity to create something extraordinary in an unbeatable location. Whether for personal use, investment, or development, the possibilities here are truly exceptional. Please note: 223 Mary Street and 9 John Street currently share a merged title, but the seller will apply for a technical severance, ensuring each property will have its own separate lot and title. The proposed boundary line has been outlined (see photos for reference). (id:6289)



Essential Information

Listing #	40692640
Price	\$895,000
Bathrooms	0.00
Acres	0.16
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	223 Mary Street
Subdivision	114 - Uptown Waterloo/North Ward
City	Waterloo
Province	Ontario
Postal Code	N2J1S3

Amenities

Utilities	Cable, Natural Gas
-----------	--------------------

Listing Details

Listing Office	BENJAMINS REALTY INC.
----------------	-----------------------



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 21st, 2025 at 5:46pm PDT