

\$9,999,999 - 205-209 Erb Street W, Waterloo

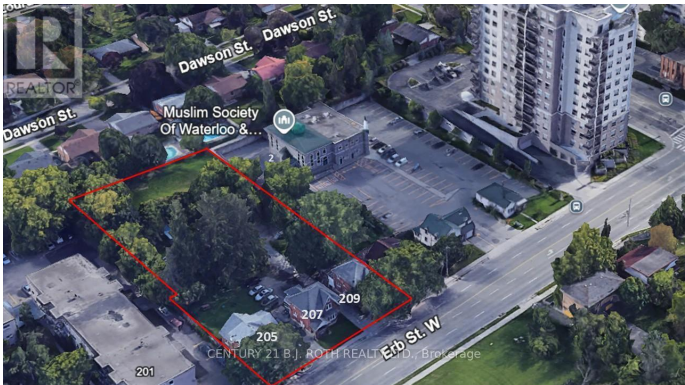
MLS® #X12309085

\$9,999,999

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

N/A, Waterloo, Ontario

This land assembly, totaling 0.89 acres, presents a compelling development potential opportunity with 3 existing income-generating properties situated in the heart of Waterloo's energetic uptown core. In 2024, a development concept was brought forward to the City of Waterloo, outlining a 12-story residential apartment building with 129 units. The plan includes 17 parking spaces located at grade behind the building, complemented by additional underground parking whose quantity has yet to be specified. The project adheres to the area's zoning regulations and complies with both the Official Plan and applicable Zoning By-Laws, including matching the scale and height of surrounding developments. This prime location lies within one of Waterloo's most desirable neighborhoods and falls inside the Willis Way Protected Major Transit Station Area (PMTSA), where minimum parking requirements are waived under Bill 185. The vision for the residential development centers around connected urban living, offering future residents immediate access to restaurants, boutiques, entertainment, and cultural attractions. With nearby schools, green spaces, institutions, and modern infrastructure enhancements, this site is exceptionally well-positioned to benefit from long-term growth, sustained demand, and increasing value. The seller and their representative make no guarantees about the property's future use or development potential regardless



of any of the favorable information noted. The buyer is fully responsible for investigating all current and future matters related to the property and future development. Image of the 12 story building in the listing is merely a virtual rendering to help give some perspective on what may be possible. (id:6289)

Essential Information

Listing #	X12309085
Price	\$9,999,999
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	205-209 Erb Street W
Subdivision	N/A
City	Waterloo
Province	Ontario
Postal Code	N2L1V6

Amenities

Utilities	Cable, Electricity, Sewer
-----------	---------------------------

Exterior

Lot Description	130.62 x 287.57 FT
-----------------	--------------------

Listing Details

Listing Office	CENTURY 21 B.J. ROTH 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 November 1st, 2025 at 10:16pm PDT