



391-395 ERB ST W

Waterloo, ON

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INC.



Property Specifications

391 Erb Street W	\$985,000
393 Erb Street W	\$1,300,000
395 Erb Street W	\$1,500,000

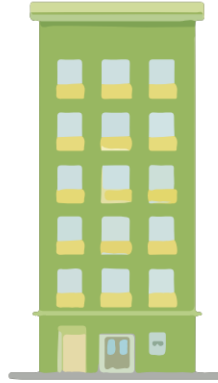
Intersection	Off of Fischer-Hallman Road N or University Avenue West
Total Site Area	.896 Acres
Zoning	RMU-20 and and By-law No. 2026-034



Property Highlights



To see a video of the site click the aerial photo above



- Development Potential
- Up to 6 Stories
- Potential rental income opportunity

Reach out to an agent for additional information on zoning.

Offered together as a land assembly, 391, 393, and 395 Erb Street West comprise a combined 0.896-acre site (approximately 39,030 sq. ft.) in the highly desirable Waterloo West neighbourhood. The site's nearly 200' x 200' square configuration and large road frontage create an ideal canvas for future redevelopment. The properties fall within the City of Waterloo's recently approved Community Planning Permit By-law – Erb Street Corridor, an innovative planning framework designed to streamline development approvals. The site offers an opportunity to redevelop a 6-storey mixed-use building or stacked townhouse condominiums, with up to 450 bedrooms per hectare.

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Location Highlights



395 Erb Street West



ION LRT



Uptown Waterloo



University of Waterloo



Shopping



Employment Hubs



Building Waterloo Point Form

- **Booming Tech Sector:** Kitchener-Waterloo, often referred to as the “Silicon Valley of the North,” is home to a thriving tech industry. The presence of major tech companies, startups, and research institutions drives strong demand for commercial and residential properties, making it an ideal location for developers looking to serve tech professionals and businesses.
- **Innovation Ecosystem:** Kitchener-Waterloo boasts a vibrant innovation ecosystem with a highly educated workforce and a culture of entrepreneurship. Developers can tap into this ecosystem by creating spaces that cater to innovative startups and tech-driven enterprises.
- **Quality of Life:** Waterloo offers an excellent quality of life with access to parks, cultural events, and recreational activities. The city’s commitment to sustainability and green spaces makes it an attractive place for families and individuals seeking a balanced urban lifestyle.
- **Proximity to Toronto:** Waterloo is conveniently located within commuting distance of Toronto, one of Canada’s major economic hubs.
- **Government Support:** The local government often encourages sustainable urban development. Incentives are also available to promote certain types of development projects.
- **Transit Infrastructure:** Waterloo has invested in improving its transportation infrastructure, including public rail transit. Developers can leverage these improvements to create properties with excellent accessibility.



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