

FOR SALE

PROPOSED MIXED-USE DEVELOPMENT
OPPORTUNITY
WITH INTERIM HOLDING INCOME

1.62 ACRES

90-114 WEBER STREET N.
WATERLOO, ON.



**COLDWELL BANKER
COMMERCIAL**

PETER BENNINGER
REALTY, BROKERAGE



PROPOSED MIXED-USE DEVELOPMENT OPPORTUNITY

90-114 WEBER STREET NORTH
WATERLOO, ON.



ASKING PRICE	\$9,750,000.00
BUILDING SIZE	15,634 SF 10 UNITS 100% LEASED
SITE AREA	1.62 ACRES
TAXES	\$118,875.70
ZONING	MIXED-USE COMMUNITY COMMERCIAL C1-60
PARKING	75 SPACES

HIGHLIGHTS

- Easy access to highways and Public Transit
- New residential developments
- Outstanding site exposure
- Dynamic trade area
- Long term leases
- Upside potential

Set on 1.62 acres, this prime future development site is currently improved with a 15,634 SF fully leased, income-producing retail plaza, offering immediate cash flow with significant long-term upside. Zoned C1-60 (high density), the property permits development up to 18 storeys with a density allowance of 675 bedrooms per hectare. Strategically located at the prominent corner of Weber Street North and Lincoln Road, the site provides excellent connectivity with convenient access to Highways 7/8 and 401. Surrounded by a high-density residential community, the property benefits from exceptional exposure and strong vehicular traffic. The plaza features ample on-site free parking and is positioned among major national retailers, including Sobeys, Walmart, Shoppers Drug Mart, Tim Hortons, and numerous other established tenants, reinforcing its status as a highly desirable commercial and redevelopment opportunity.



HOLDING INCOME

The commercial plaza is currently leased to 11 tenants on net lease terms, with the majority of leases expiring by the end of 2030. Demolition clause are in most Leases. The property generates approximately \$355,271.50 in net rental income with annual increases, offering stable holding income for the Buyer while advancing future development plans.

AREA CONTEXT

The area within this Major Node is a neighbourhood in transition, historically consisting of low-rise commercial uses, the Official Plan intends for this area to accommodate intensification through additional height and density. In accordance with the Official Plan, the corridor along Bridgeport Road is undergoing significant intensification and redevelopment over the last few years, including an approved development with a height of 27-storeys and density of 750 bedrooms per hectare at 81-85 Bridgeport Road E, and the proposed 35-storeys and 870 bedroom per hectare development at 109-133 Bridgeport Road.

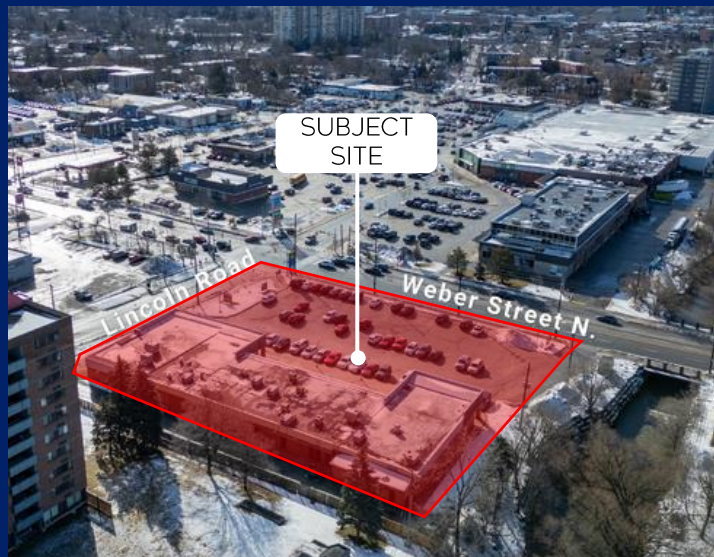
The Subject Site and area are well served by a network of both public transit and active transportation networks, including nearby existing bus stops that provide access to bus routes along Weber Street, Lincoln Road, and Bridgeport Road. Active transportation routes include bike lanes along Lincoln Road that connect to the City's larger cycling network and Laurel Trail just north of the Subject Site which provides access to the City's wider trail network.

The Subject Site represents an opportunity to align development on the site with existing Official Plan policies that permit high density mixed-use development, the intensification occurring within proximity to the Site, and the existing high density residential apartment buildings adjacent to the Subject Site The Proposed Development has been designed as a 21-storey/16-storey mixed-use building with 500 m² of commercial uses on the ground floor fronting Weber Street. Above the ground floor, the Proposed Development includes 232 residential units, consisting of 19 one-bedroom units, 192 two-bedroom units, 17 three-bedroom units, and 4 four-bedroom units, for a total of 470 bedrooms. Resident access to the residential portion of the building will be provided from Lincoln Street. Residents, visitors and commercial users will have access to a total of 172 vehicular parking spaces and 146 bicycle parking spaces. The Proposed Development will utilize the existing vehicular access from Lincoln Road and Weber Street to provide access to the four levels of structured parking within the podium of the development, screened from view from the public streets by other uses. Additionally, some surface parking spaces are located north of the proposed building, south of the floodplain easement, with the RSC restricting the different uses that can be located within the northern 30 metres of the Subject Site.



PROPOSED MIXED-USE DEVELOPMENT OPPORTUNITY

90-114 WEBER STREET NORTH
WATERLOO, ON.



SITE AREA

6,533.86 m²

FRONTAGE

73.2 metres - Lincoln Road
91 metres - Weber Street

EXISTING BUILDINGS

One-Storey commercial plaza

ACCESS

Existing access onto Lincoln Road and Weber Street

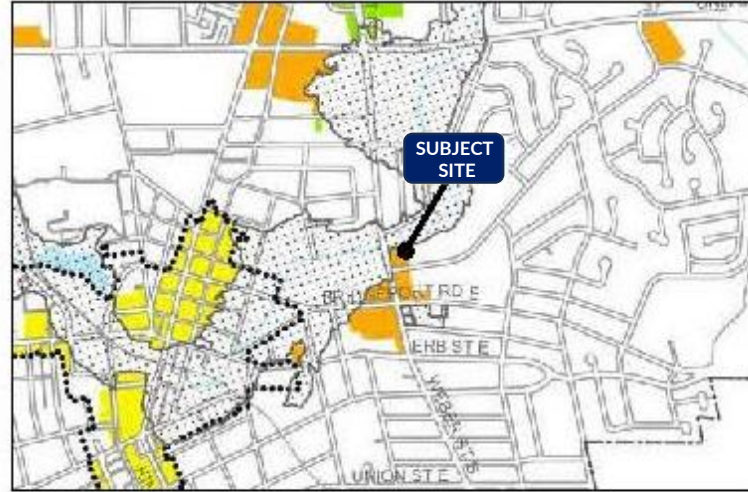
Mixed-Use Community Commercial (C1-60)

Minimum Street Line, Side Yard, and Rear Yard Setbacks	5 metres
Maximum Density	675 bedrooms per hectare
Maximum Building Height	60 metres and 18-storeys
Maximum Horizontal Tower Dimension	40 metres
Maximum Tower Footprint	1,000 m ²
Tower Stepback above the Podium	3 metres
Maximum Commercial Floor Area Ratio within 450 m of Bridgeport and Weber	0.33

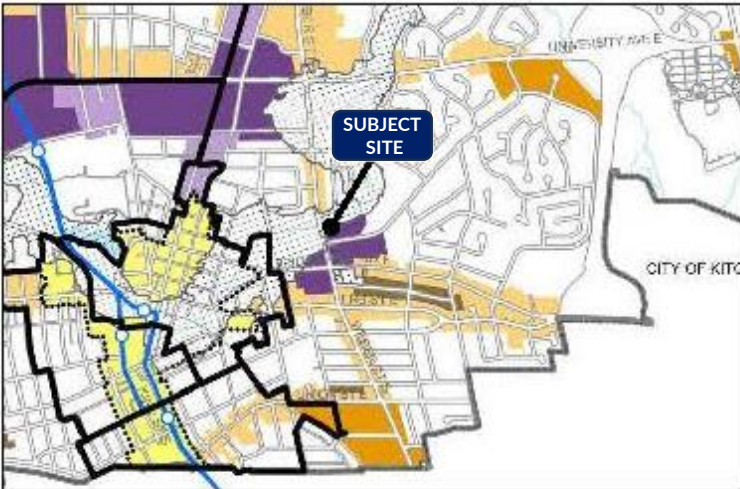




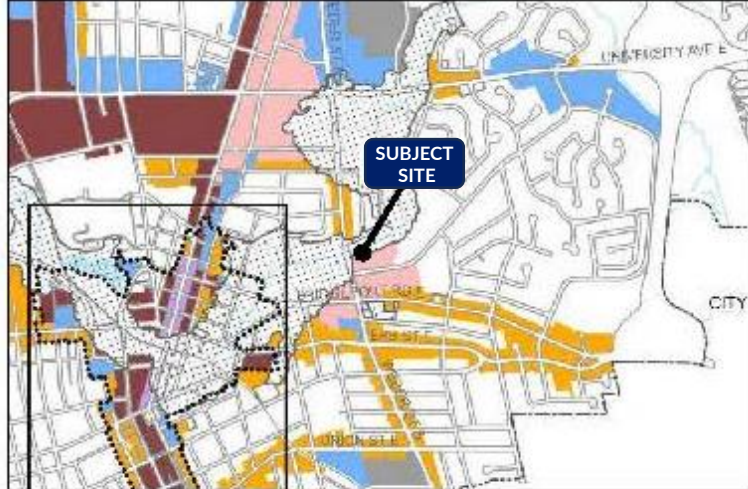
**Commercial and Mixed-Use
Land Use Plan - Schedule A**



**Mixed-Use Community
Commercial and Mixed-Use Land Uses - Schedule A1**



**Major Node
City Structure - Schedule B**



**High Rise, 25 storeys
Built Form - Schedule B1**





SITE PLAN DATA CHART		
PROPERTY ADDRESS:	90 Weber Street N, Waterloo, ON	
LEGAL DESCRIPTION:	PART OF LOT 18, MUNICIPAL CORP'D PLAN OF SUBDIVISION OF LOT 14, GERMAN COMPANY TRACT AND PART OF LOT 1, MUNICIPAL CORP'D PLAN OF SUBDIVISION OF THE WEST HALF OF LOT 5, GERMAN COMPANY TRACT, CITY OF WATERLOO REGIONAL MUNICIPALITY OF WATERLOO	
ZONING:	C1-60	
GROSS SITE AREA:	6,533.88 m ²	
ROAD FRONTAGE AREA:	107.586 m ²	
FLOODPLAIN EASEMENT:	576.194 m ²	
SLT:	28.87m ²	
NET SITE AREA:	6,028.24 m ²	
DATA		
MAX DENSITY:	100 BED/HA	REQUIRED: 145 BEDS/HA PROVIDED: 740 BEDS/HA
MAX DENSITY:	475 BEDS/HA	REQUIRED: 800 BEDS/HA PROVIDED: 740 BEDS/HA
# OF LOTS:	1	200
MIN. STREET LINE:	0.50m	2.00m
MIN. SIDE YARD:	0.50m	0.50m
MIN. REAR YARD:	0.50m	38.50m
MIN. LOW/RESIDENTIAL LOT LINE:	0.50m	N/A
NUMBER OF BUILDINGS ON A LOT:	1	NOLE THAN 1 MAIN BUILDING PERMITTED
MAX. COMPLEMENTARY USES (MIN. OF THE BUILDING FLOOR AREA):	N/A	N/A
MAX. BUILDING HEIGHT:	80m	70 m + 1
MAX. PODIUM HEIGHT:	21m	21 m
MIN. TOWER SEPARATION:	4.2 20M FROM A TOWER ON THE SAME LOT	N/A
	3.1 11M FROM AN INTERIOR LOT LINE	11.6m
MAX. HORIZONTAL TOWER DIMENSION:	40m	50m +
MAX. TOWER FOOTPRINT:	1,000 m ²	1,300 m ² +
TOWER SETBACK ABOVE PODIUM:	0.3m	1.00m +
MIN. AMENITY AREA (50% FOR THE FIRST BEDROOM SUITE FOR EACH ADDITIONAL BEDROOM IN THE DWELLING UNIT):	1,228 m ²	2,728 m ²
MAX. COMMERCIAL BUILDING FLOOR AREA RATIO BETWEEN 60% OF THE BROADSPUR ROAD AND WEST 57 TH INTERSECTION:	0.35	500 m ²
MINIMUM LANDSCAPED AREA:	10% OF THE LOT AREA (8000 m ²)	80% (2,400m ²)
RESIDENTIAL USE:	0.75 SPACE/UNIT	0.50 SPACES PER UNIT/ 121 SPACES
RESIDENTIAL USE (BIFOLD):	0.10 SPACE/UNIT = 24	24 SPACES
NON-RESIDENTIAL USE (8000m ²):	0.4 SPACE/UNIT = 12	12 SPACES
TOTAL PARKING:	210 SPACES	172 SPACES
RESIDENTIAL USE:	142 SPACES	142 SPACES
AND 1.5 TYPE B SPACE/ UNIT = 70	114 TYPE A SPACES/ 114 OVERSIZES	114 TYPE B SPACES
RESIDENTIAL USE:	8 SPACES	8 SPACES
NON-RESIDENTIAL USE:	10% OF THE REQUIRED MOTOR VEHICLE PARKING SPACES	6 SPACES
TOTAL BICYCLE PARKING:	140 SPACES	140 SPACES

1 26.03.11 SP PRE-CONSULTATION
11' (S) 110'

MARTIN SIMMONS SWEERS

200 - 113 Brantagee Street
Waterloo, ON N2L 2G2
5 378.7461534 F 578.7461861

CLIENT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. ARCHITECT'S CONSULTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ARCHITECT'S CONSULTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



PROJECT
90 WEBER STREET

90 WEBER STREET NORTH,
WATERLOO, ONTARIO, N2J 3G9

SITE PLAN

DRAWN BY: CHECKED BY:

DATE: 2026-03-03

SCALE: AS NOTED DRAWING NO:

PROJECT NO: **A101**

25043

1 SITE PLAN
A101 1/300

CURRENT TENANTS

90-114 WEBER STREET NORTH
WATERLOO, ON.



LESTER TOBIN
Sales Representative

519 743 5211 X 3023

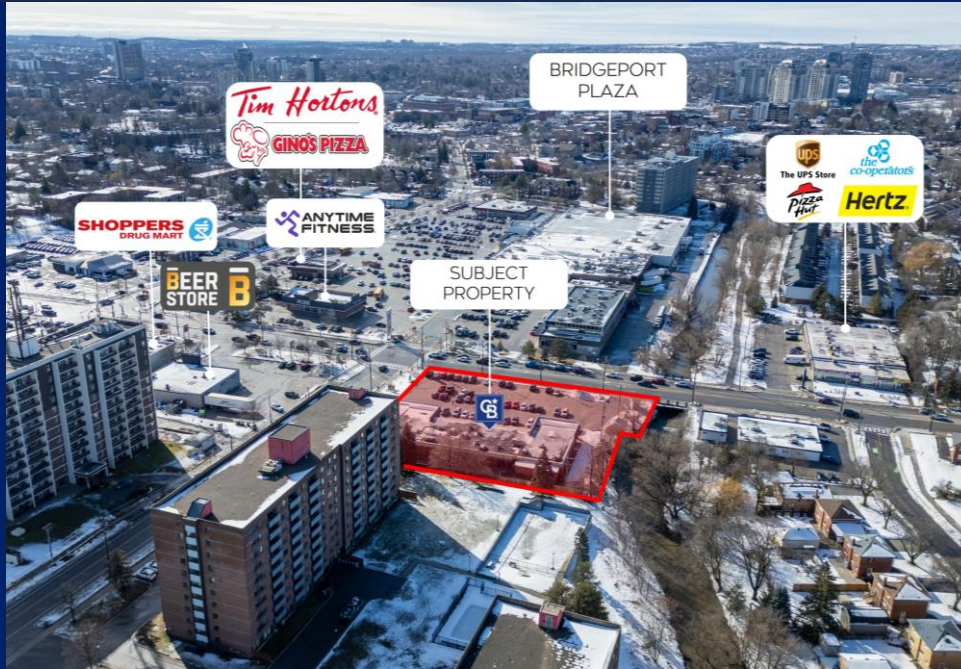
lester-tobin@coldwellbankerpb.com

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PROPERTY LOCATION

90-114 WEBER STREET NORTH
WATERLOO, ON.



BRIDGEPORT PLAZA

- Walmart
- Sobeys
- Your Dollar Store With More
- KWC Dental
- Nails for You
- Barburrito
- Rogers
- I Heart Boba
- Baskin 31 Robbins
- Miga Japanese and Korean Restaurant
- Canadian Blood Services
- Mad Over Spices
- H&R Block
- Subway
- Golden Fish and Chips
- Tokyo Smoke
- First Choice Haircutters
- Pet Valu
- HearCanada
- Moore's
- Magnussen Home
- Furnishings Ltd.
- Anytime Fitness
- Tim Hortons
- Gino's Pizza
- Bulk Barn
- Buck Animal Hospital
- Ishawarma
- Sally Beauty Supply
- Canada Post

DEMOGRAPHICS

	1 KM	2 KM	5 KM
HOUSEHOLD INCOME	\$82,833	\$88,807	\$102,461
HOUSEHOLDS	4,646	31,275	77,292
POPULATION	8,906	67,100	183,275
TRAFFIC COUNT (AADT) 33,977 VEHICLES BRIDGEPORT ROAD EAST/ WEBER STREET NORTH			

Walk Score 82 90 Weber Street North has a Walk Score of 82 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

90 Weber Street North is a 17 minute walk from the 301 ION at the Waterloo Public Square Station stop.

This location is in Waterloo. Nearby parks include Moses Springer Park, Vermont Park and Veteran's Garden.

Walk Score



CONTACT FOR MORE INFORMATION

Lester Tobin

Sales Representative

Coldwell Banker Commercial
Peter Benninger Realty, Brokerage
508 Riverbend Drive,
Waterloo, ON. N2K 3S2

T: 519 743 5211 x 3023

F: 519 743 8009

Lester-tobin@coldwellbankerpbr.com

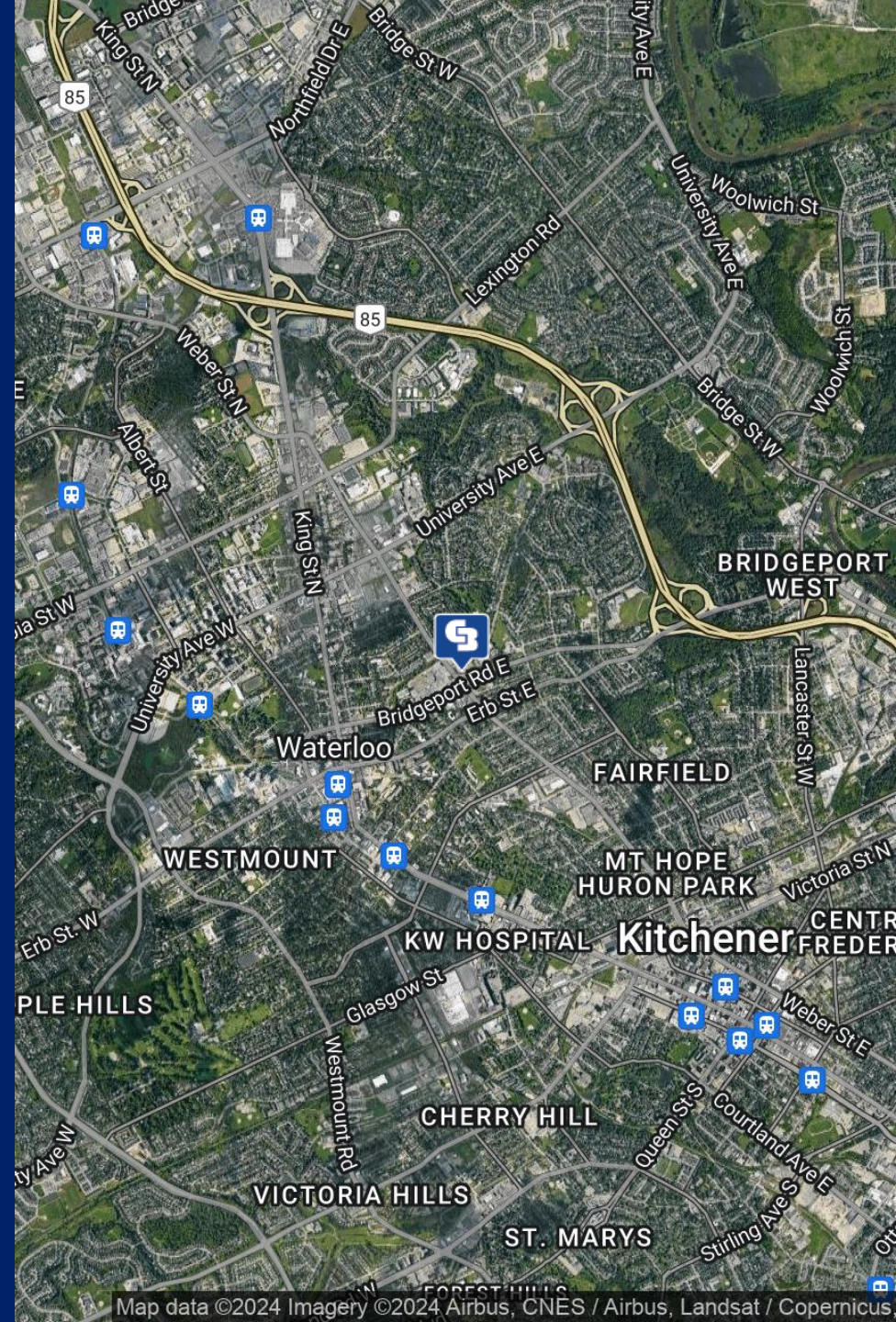
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Form 560

for use in the Province of Ontario

BETWEEN: Coldwell Banker Peter Benninger Realty, Brokerage (the Confidential Information "Provider")
(Seller/Buyer/Landlord/Tenant/Brokerage)

AND (the Confidential Information "Recipient")
(Seller/Buyer/Landlord/Tenant/Brokerage/Advisor/(Other))

CONCERNING: confidential or proprietary information described as: Financial Details

(the "Confidential Information") to be provided to the Recipient upon execution of this Agreement;

FOR THE PROPERTY KNOWN AS: (This section is optional if the Property is not to be identified until after execution of this Agreement)

90-114 Weber Street North, Waterloo ON. N2J 3G8 (the "Property")

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confidentiality Agreement, "Provider" includes the employees and principals of the Provider and "Recipient" includes the employees and principals of the Recipient, the employees, agents, advisors, consultants and lenders of the Recipient's principal and the parties specifically authorized under this Agreement to receive the Confidential Information. "Confidential Information" includes written, electronic and verbal information designated in this Agreement as confidential or proprietary.

TERMS: In consideration of receiving the Confidential Information from the Provider, the Recipient agrees to hold and treat the Confidential Information in the strictest confidence and agrees not to disclose the Confidential Information to any party who has not been authorized under this Agreement to receive the Confidential Information. This Agreement authorizes the Recipient to share the Confidential Information with Financial Institution, Accountant or

Buyer client.

The Confidential Information is provided for the sole and limited use by the Recipient, including the parties specifically authorized under this Agreement to receive the Confidential Information. If the Recipient intends to disclose any or all of the Confidential Information to any other party who is not authorized under this Agreement to receive the Confidential Information, the Recipient agrees to enter into a Confidentiality Agreement with the other party on the same terms and conditions as included herein and obtain the Provider's written authority prior to releasing the Confidential Information to the other party.

The Recipient shall be liable to the Provider for any non-compliance of this Confidentiality Agreement by the Recipient and for any disclosure of the Confidential Information by any other party who has received the Confidential Information from the Recipient.

The Recipient agrees to make all inquiries and communications concerning the Confidential Information and the Property through the Provider. The Recipient agrees not to contact anyone other than the Provider for additional information about the Property, including employees, tenants, business contacts, suppliers, government agencies, etc., or to inspect the Property, without the prior written consent of the Provider.

If the Recipient is no longer interested in continuing negotiations for the Property or completing a transaction with the Provider, the Recipient agrees to return all written Confidential Information to the Provider and to destroy any written and electronic copies in the Recipient's possession.

The Recipient agrees that any investigations of the Property are at the sole risk and expense of the Recipient and the Provider will not be liable for any costs related to such investigations or due diligence without the express written authorization from the Provider.

The Provider is not liable for the accuracy or completeness of the Confidential Information and is not liable in any way to the Recipient as a result of providing the Confidential Information to the Recipient.

Any liability or dispute arising out of this Confidentiality Agreement, or any non-compliance with this Agreement shall be subject to and governed by the laws of the Province of Ontario, Canada.

The Recipient executing this Agreement agrees to inform any Recipient of the Confidential Information that the information is confidential.

PRIVACY: Each of the Provider and Recipient represent and warrant to the other that each has complied with the provisions of the *Personal Information Protection and Electronic Documents Act* and will continue to do so and, if required, each will provide an authorized contact to the other for matters concerning personal information.

Signature of Provider/Authorized Representative:

Company... Coldwell Banker Peter Benninger Realty, Brokerage

Lester Tobin, Sales Representative
(Provider/Authorized Representative/Signing Officer) (Date)

Address... 508 Riverbend Drive

Kitchener, ON. N2K 3S2

519-743-5211
(Tel. No.) (Fax No.)


Signature of Recipient/Authorized Representative:

Company.....

(Recipient/Authorized Representative/Signing Officer) (Date)

Address.....

(Tel. No.) (Fax No.)

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