

FOR SALE & LEASE

WHITNEY
Commercial Real Estate Services

120 KING ST N, WATERLOO



COMMERCIAL / RESIDENTIAL DEVELOPMENT LAND IN UPTOWN WATERLOO

Development land in Uptown Waterloo, ideal for owner-occupiers. The Seller has completed several studies and a pre-consultation with the City of Waterloo.

This high-exposure site features U1-60 – Uptown Core zoning. Proposed concept plans for an 11-unit building with a total of 41 bedrooms and 3 retail / office units on the main level or a 6,045 SF commercial building. From a lease perspective, the Landlord is willing to help develop a temporary building / structure, with plans for a small restaurant with seating up to ~ 70 people.

The property is located within walking distance from the University of Waterloo and Wilfrid Laurier University, surrounded by a good mix of retail and other amenities. Benefit from having a site with high-exposure, strong growth potential for a new commercial or mixed-use development.

FOR SALE

LAND AREA | 0.147 Acres

ZONING | U1-60

ASKING PRICE | \$1,250,000

TAXES | \$4,929.52 (2026)

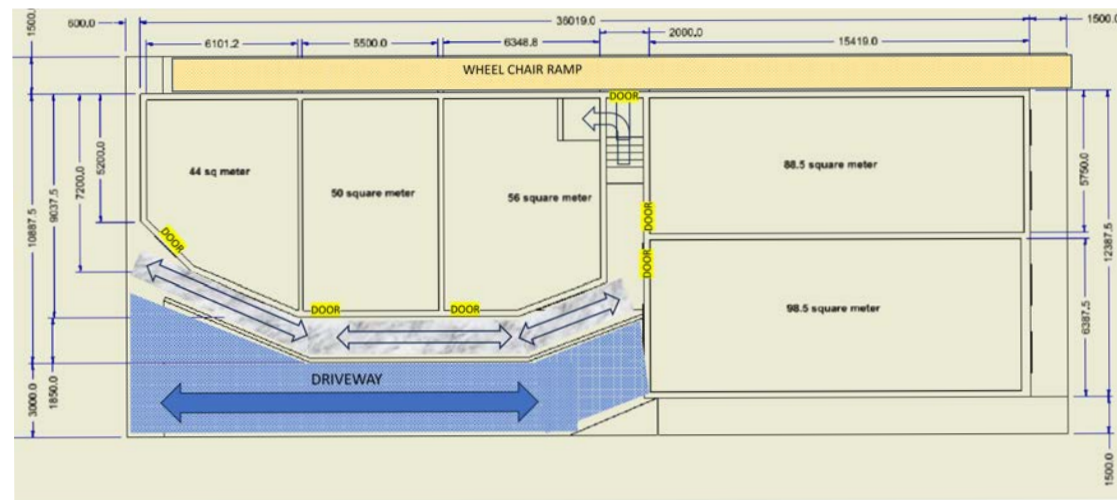
FOR LEASE

LAND AREA | 0.147 Acres

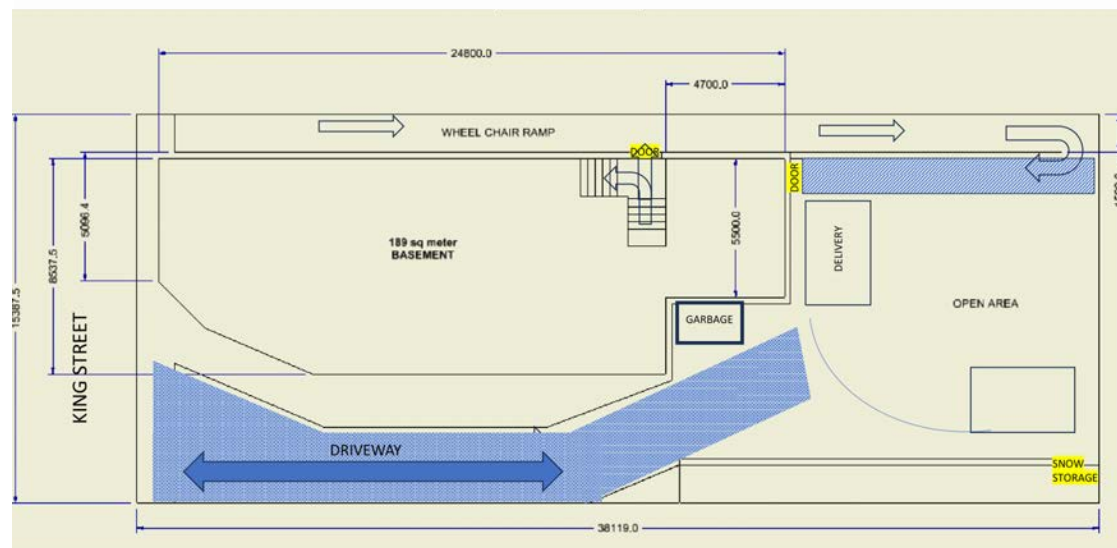
LEASE RATE | \$6,000 / Month Net



GROUND VIEW



BASEMENT VIEW



Close Proximity
to HWY 7/8



Transit
Nearby



U1-60
Zoning



Amenities
Nearby



Pedestrian
Friendly Area



High Traffic
Area

PERMITTED USES

(Complete list available upon request)

- Artist Studio (Class A)
- Brewpub
- Bake Shop
- Banquet Hall
- Business Incubator
- Cafe
- Catering Establishment
- Child Care Centre
- Commercial Recreation
- Commercial School
- Financial Services
- Medical Clinic



Contact us for more information



Michael Lambert, SIOR**
 Managing Partner, 2x Olympian
 519.590.0286
 michael.lambert@whitneyre.com



Xavier Ayora
 Sales Representative
 226.929.4667
 xavier.ayora@whitneyre.com

WHITNEY
 Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage
 103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

519.746.6300 | www.whitneyre.com

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the Information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2026 MLS
 **Broker *Sales Representative