

For Sale

Lennard:

125-131 Bridgeport Road East

Centrally Located Infill Redevelopment Opportunity



Executive Summary

Lennard Commercial Realty is pleased to offer for sale 125, 127, 129, and 131 Bridgeport Road East in Waterloo. The offering includes four properties being sold together, totaling approximately 0.616 acres, with RMU-20 Mixed-Use Medium Density Residential zoning. The site is an exciting opportunity to intensify land in a prime location surrounded by endless amenities. Waterloo Region is ranked as one of Canada's top three fastest growing communities. This population growth has created high market demand, resulting in an average annual rent price growth of 6.5% between 2018-2023. Several major proposed developments are within 1km of the site including the property directly next door (proposed multi-tower, mixed-use development with 622 residential units & 3,714 ft² of commercial space). All four properties are tenanted providing good interim holding income.

Investment Highlights



Central location, prime redevelopment site with holding income



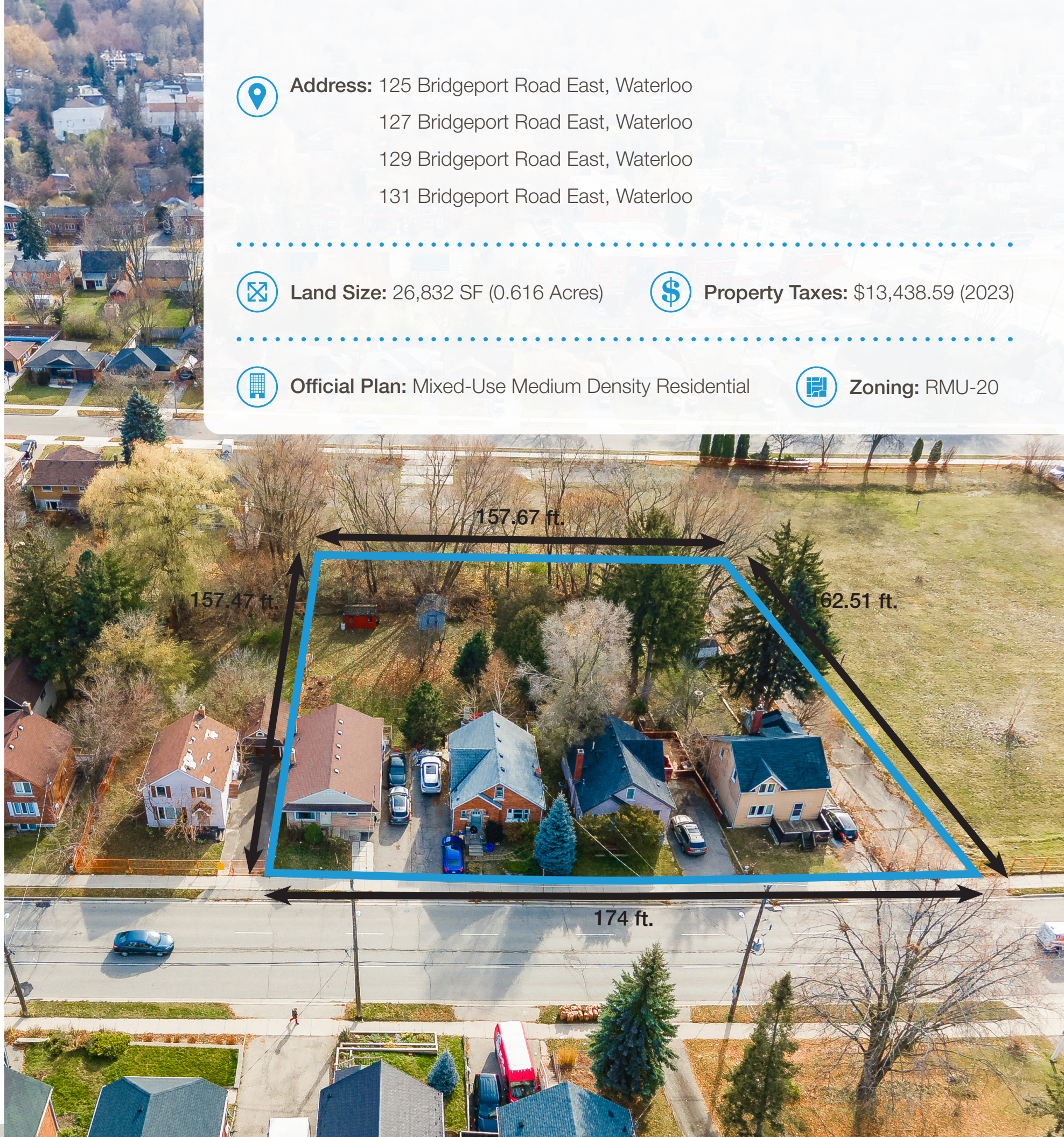
Walking distance to essential amenities including Walmart, Shoppers Drug Mart, Sobeys, Tim Hortons, Moses Springer Park and Community Centre



Zoning allows a wide range of uses



Easy access to University of Waterloo, Wilfrid Laurier University, Conestoga College (Waterloo Campus), and Highway 85



Address: 125 Bridgeport Road East, Waterloo
 127 Bridgeport Road East, Waterloo
 129 Bridgeport Road East, Waterloo
 131 Bridgeport Road East, Waterloo



Land Size: 26,832 SF (0.616 Acres)



Property Taxes: \$13,438.59 (2023)



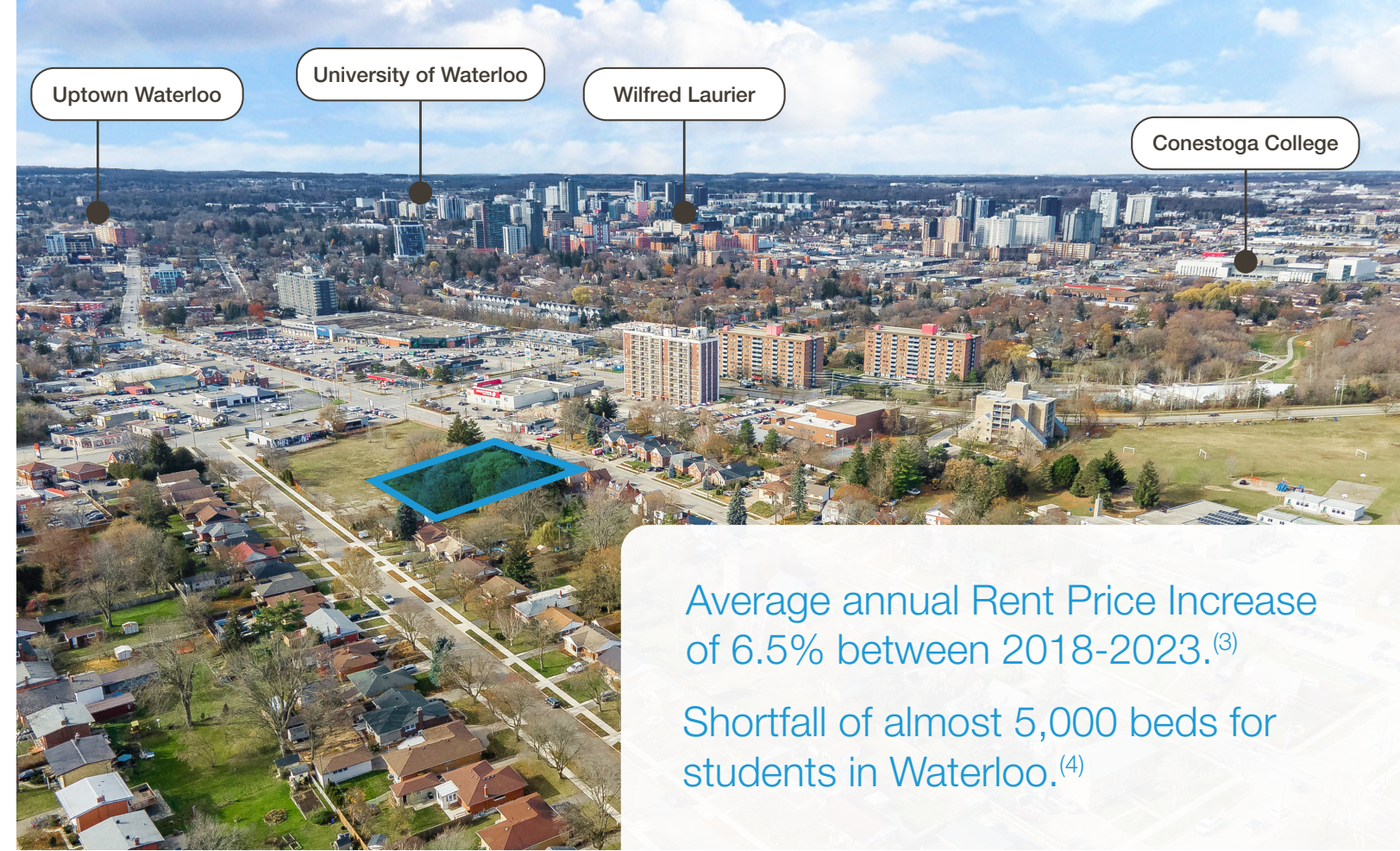
Official Plan: Mixed-Use Medium Density Residential



Zoning: RMU-20

Area Overview

Waterloo is a dynamic city in Canada known for its rich blend of technological innovation, academic excellence, and cultural diversity. Economic drivers include technology, manufacturing, finance, insurance, and health sciences. Home to the renowned University of Waterloo, a major driver of innovation and research. The city is a thriving technology hub, hosting numerous tech companies, startups, and research institutions. The University of Waterloo, Wilfrid Laurier University, and Conestoga College (Waterloo Campus) foster a culture of learning, entrepreneurship, and knowledge transfer, attracting students and professionals from around the world. It's no surprise that major development is slated for the area. Waterloo is quickly becoming one of Canada's most desired places to live.



Average annual Rent Price Increase of 6.5% between 2018-2023.⁽³⁾
 Shortfall of almost 5,000 beds for students in Waterloo.⁽⁴⁾

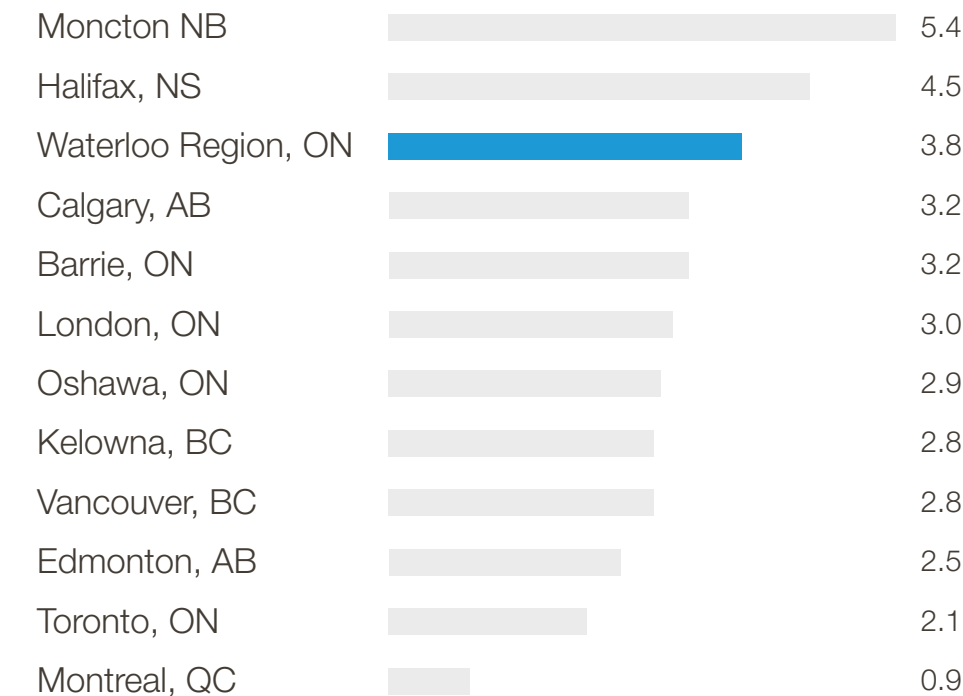
Population Growth

Waterloo region is ranked Canada's 3rd Fastest-Growing Community

Between 2016-2021, Waterloo region was the 6th fastest growing large urban centre in Canada at 9.9%⁽¹⁾

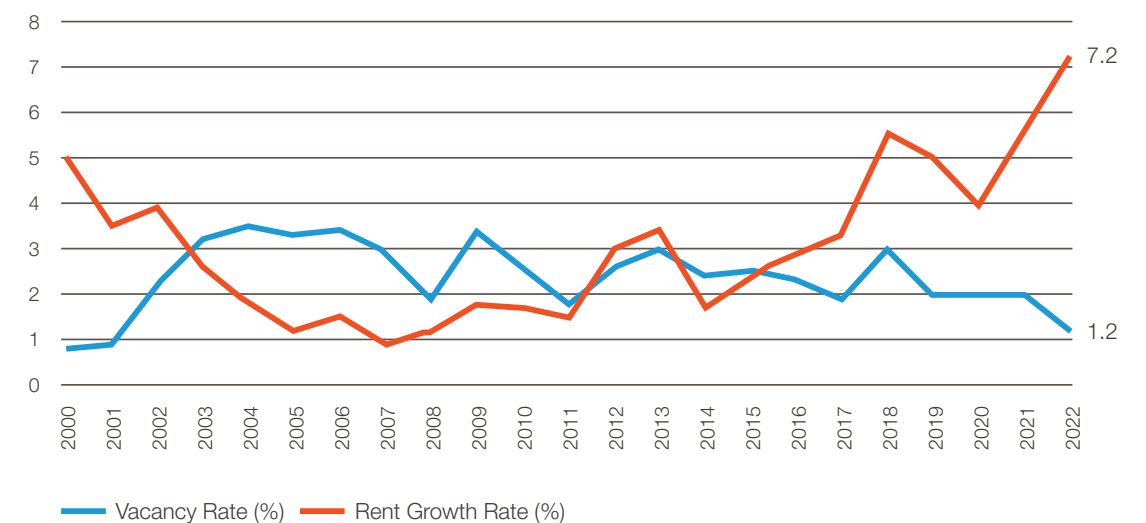
Population Growth Estimates by Census Metropolitan Area⁽²⁾

Year Ending July 1, 2022



Waterloo Region - Vacancy Rate, Rent Growth⁽⁵⁾





Lowest vacancy rate in 20 years drives extraordinary rent growth



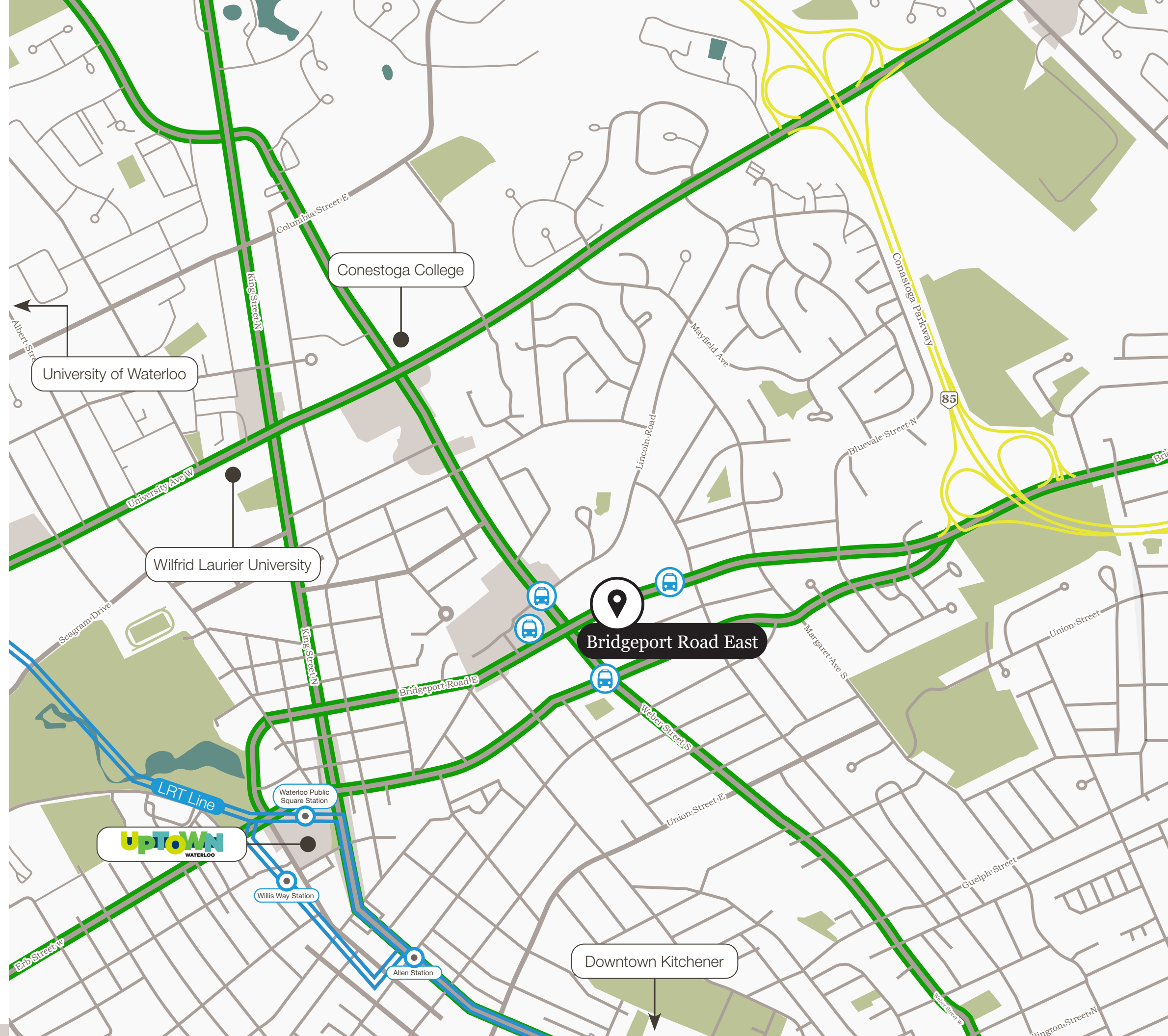
(1) Statistics Canada, Census of Population, 2016 and 2021 (3901)
 (2) Statistics Canada. Table 17-10-0135-01 Population estimates, July 1, 2022, by census metropolitan area and census agglomeration, 2016 boundaries.
 (3) CoStar Realty Information Inc. © 2023
 (4) CBC News. Oct 03, 2023
 (5) CMHC, Rental Market Report, January 2023.

Location

Bridgeport Rd East is a high traffic arterial road with a monthly traffic count of 483,870 vehicles.

-  Major route
-  Conastoga Parkway (Highway 85)
3 minutes | 1.7 km
-  Region of Waterloo International Airport
18 minutes | 15 km
-  Bus Stop
4 minutes walk | 250 m

Uptown Waterloo	2 minutes
Conestoga College (Waterloo Campus)	3 minutes
Wilfrid Laurier University	3 minutes
University of Waterloo	6 minutes
Downtown Kitchener	6 minutes



Amenities Map



Bridgeport Road East

500 m

1 km



Walk Score
85

Very Walkable
Most errands can be accomplished on foot.



Transit Score
54

Good Transit
Many nearby public transportation options.

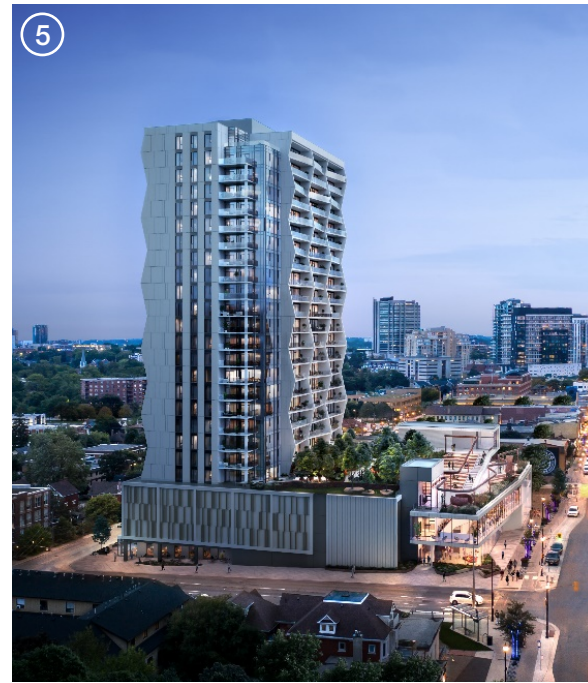
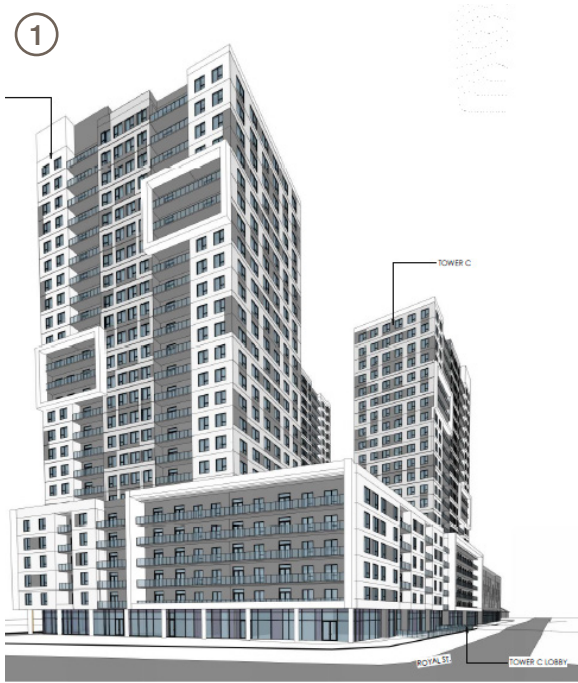


Bike Score
78

Very Bikeable
Biking is convenient for most trips.

Major Area Developments (within 1 km)

#	Address	Land (acres)	Proposed	Residential Units	Commercial Space
1	109, 115, 133 Bridgeport Rd E & 30 Weber St N	3.10	Multi-tower, up to 25 Storeys	622	3,714 ft ²
2	81 & 85 Bridgeport Rd E	2.50	Multi-tower, up to 22 Storeys	494	6,458 ft ²
3	115-117 Erb St E	0.73	Multi-tower, up to 12 Storeys	94	-
4	36, 42 Erb St E & 39 Dupont St E	1.02	Single tower, 22 Storeys	234	6,641 ft ²
5	70 King Street N	1.14	Multi-tower, up to 24 Storeys	243	19,537 ft ²



Zoning

Current RMU-20 zoning allows up to 450 bedrooms/ hectare and maximum building height of 20 metres. Therefore, the size of this lot could allow for 112 bedrooms in total. **Prime Opportunity! Consider applying to rezone to the higher RMU-40 density, that allows up to 600 bedrooms/hectare and could allow for 149 bedrooms in total.**

Permitted RMU-20 Uses:

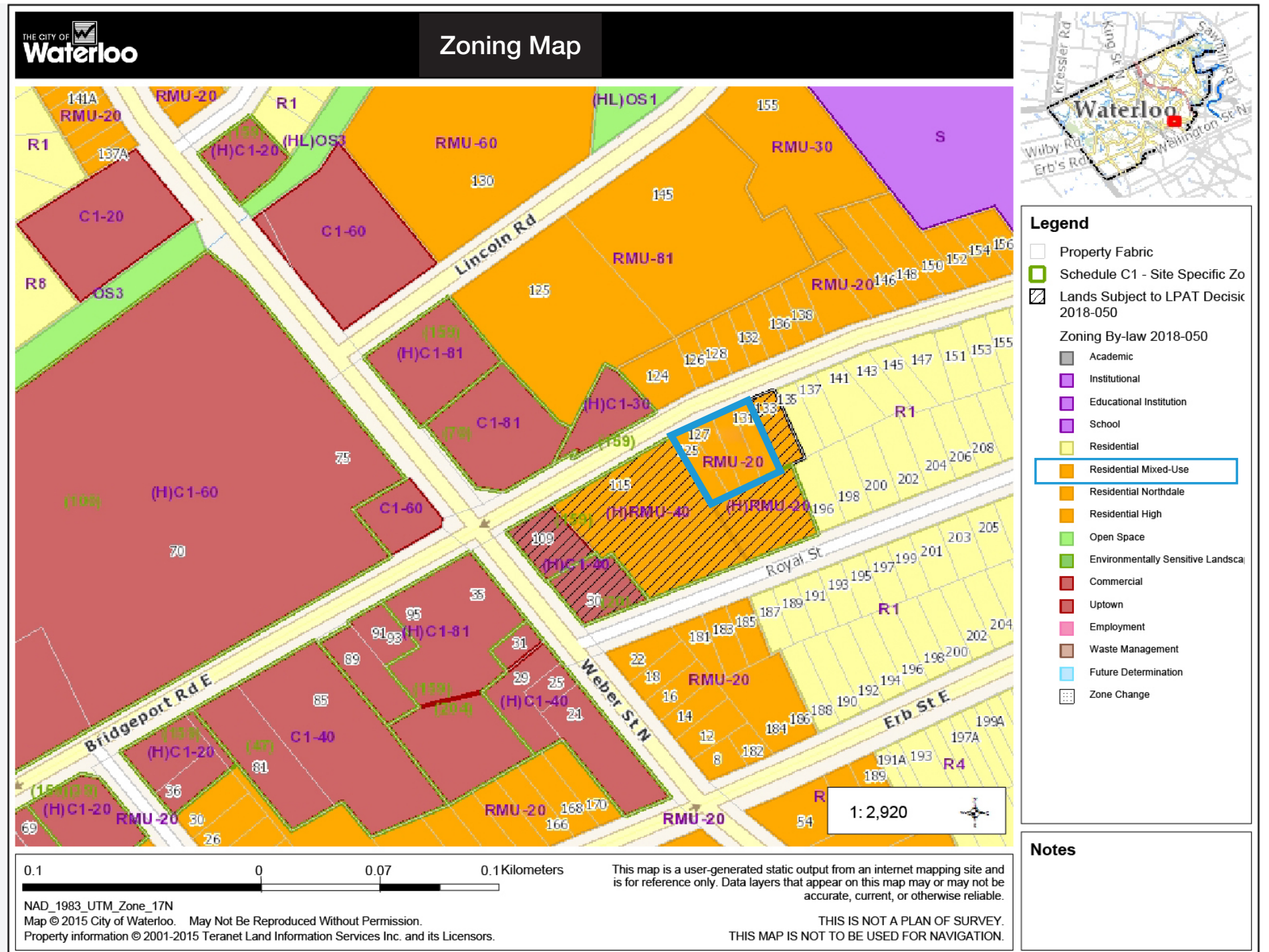
- Multi-unit residential buildings
- Mixed-use buildings with dwelling units above the first storey
- Townhouse buildings
- Freehold townhouse buildings
- Stacked townhouse buildings
- Long-term care facilities
- Assisted living facilities

Permitted Ancillary Uses:

- Offices
- Convenience retail
- Restaurants
- Food stores
- Child care centres
- Personal services

Permitted Complementary Uses:

- Government uses
- Community uses
- Spiritual uses



Offering Process

Legal Description

125 Bridgeport Rd E: PT LT 11 SUBDIVISION OF LT 5 GERMAN COMPANY TRACT CITY OF WATERLOO AS IN 1157291; WATERLOO

127 Bridgeport Rd E: PT LT 11 SUBDIVISION OF LT 5 GERMAN COMPANY TRACT CITY OF WATERLOO AS IN 1277388; WATERLOO

129 Bridgeport Rd E: PT LT 11 SUBDIVISION OF LT 5 GERMAN COMPANY TRACT CITY OF WATERLOO AS IN 626375; WATERLOO

131 Bridgeport Rd E: PT LT 11 SUBDIVISION OF LT 5 GERMAN COMPANY TRACT CITY OF WATERLOO AS IN 1333321; WATERLOO

Tours

We kindly ask that you do not go directly to or walk the property without consent from the listing agents.

Offering Guidelines

Interested parties are required to sign a Confidentiality Agreement prior to receiving additional information on this offering. Parties are invited to submit a Letter of Intent or an Agreement of Purchase and Sale through Lennard Commercial Realty for 125-131 Bridgeport Road East. Offers will be reviewed at any time. Prospective Purchasers are encouraged to include as part of their submission an outline containing key principles of the company, ability to close a real estate transaction of this magnitude as well as a brief business history. Prospective Purchasers should note that the Vendor is under no obligation to respond to, nor accept, any proposal. The Vendor reserves the right to remove the Property from the market and to alter the offering process (or the timing thereof) at its sole discretion, without being obliged to justify its decision in any way.

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