

COMMERCIAL PROPERTY | FOR SALE

100

ERB STREET EAST WATERLOO

OFFERING PRICE \$7,200,000.00

MLS®

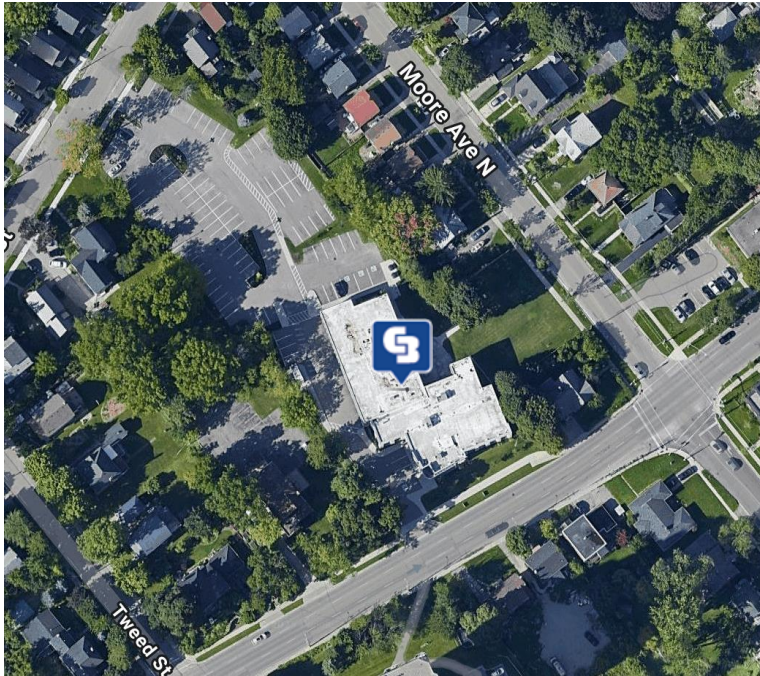


**COLDWELL BANKER
COMMERCIAL**

PETER BENNINGER
REALTY, BROKERAGE



COMMERCIAL INVESTMENT | FOR SALE

100 ERB STREET E.
WATERLOO, ON.

ASKING PRICE	\$7,200,000.00
BUILDING SIZE	27,000 SQ. FT.
SITE AREA	2.07 ACRES
TAXES	\$155,083.78 (2024)
ZONING	C4-20 & RMU-20
PARKING	119 ON-SITE SPACES

PROPERTY HIGHLIGHTS

- Turnkey Commercial Property – Fully renovated and expanded in 2014 to meet modern business needs.
- Built with future growth in mind, the property is designed to accommodate the seamless addition of a third and fourth floor.
- Premium Interior Features – Includes sealed Thermopane windows, acoustic sound masking system, and a fully equipped staff lunchroom.
- Sustainability Focus – Outfitted with Molok waste containers and water conservation systems.
- Functional & Secure – Designed with a balance of efficiency, comfort, and environmental responsibility.
- Move-In Ready – Ideal for businesses seeking immediate occupancy in a high-quality, well-maintained facility.


[CLICK TO VIEW VIRTUAL TOUR](#)
Lester Tobin

Sales Representative

519.743.5211 x 3023 | lester-tobin@coldwellbankerpbr.com

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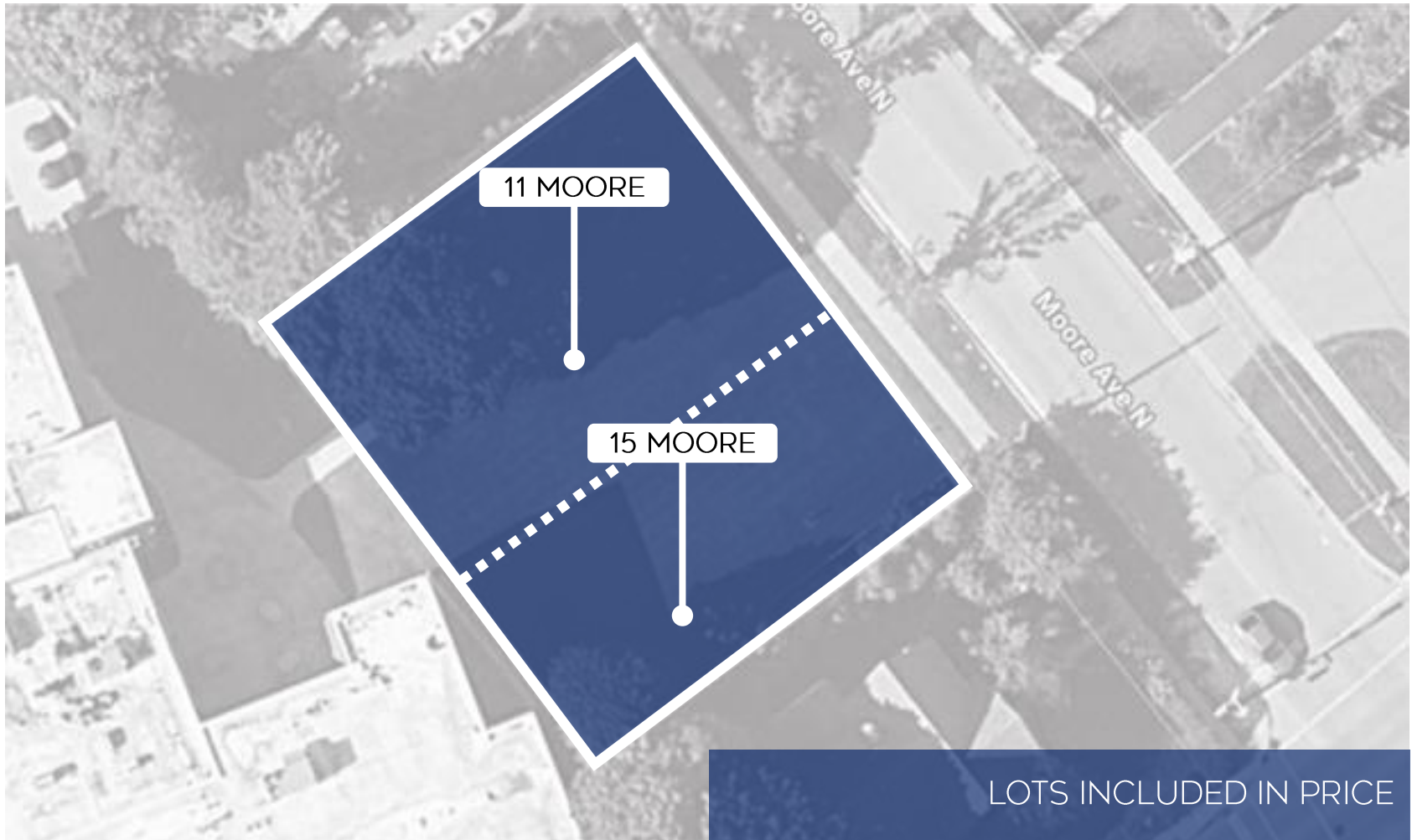


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11 MOORE AVENUE NORTH, KITCHENER: ARN: 301601265001500 | PIN 223730042 | 0.095 AC.

15 MOORE AVENUE NORTH, KITCHENER: ARN: 301601265001600 | PIN 223730043 | 0.130 AC.

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PROPERTY HIGHLIGHTS & CAPITAL IMPROVEMENTS

This exceptional commercial property combines modern functionality with long-term value, thanks to a comprehensive renovation and expansion completed in 2014. Key upgrades and features include:

Capital Improvements

- **Extensive Renovation & Addition (2014):** Complete overhaul of building systems, infrastructure, and design by Schiedel Construction.
- **Parking Lot Redesign (2014):** Newly constructed and professionally designed for optimal traffic flow and accessibility.
- **Roof Replacement (2014):** High-quality roofing system installed, offering peace of mind and reduced maintenance.
- **Exterior Lighting Upgrade (2024):** LED pole lights installed for enhanced visibility and energy efficiency.

Building Systems

- **HVAC, Furnace & Boiler Systems:** All mechanical systems replaced in 2014, offering efficient performance and reliability.
- **Heating:** Boiler and HVAC units
- **Emergency Power:** Outdoor back up generator on site. Stand alone Cummins 350KW diesel Genset ensures uninterrupted operations during power outages.
- **Fire & Life Safety:** Monitored GE fire alarm system and AEDs installed per health & safety standards.

Security & Access

- **Secure Entry:** Card access system and Integra Axiom security ensure controlled and monitored access throughout the building.
- **Elevator:** Delta standard passenger elevator (installed 2014), hydraulic-driven with reception-level access control.

Interior Features

- **Lighting:** Combination of T8 and T5 fluorescent lighting, providing bright and efficient workspace illumination.
- **Windows:** Sealed Thermopane commercial-grade units for energy efficiency and comfort.
- **Telecom/Internet:** Reliable service provided by Bell, supporting high-speed connectivity.

Additional Amenities

- **Acoustic Comfort:** Logison sound masking system enhances workplace privacy and reduces noise.
- **Staff Facilities:** Fully equipped lunchroom with commercial 2-door fridge, freezer, and dishwasher.
- **Water Management:** Water softener and an irrigation system (currently deactivated for conservation).
- **Waste Management:** Moloks for waste and recycling.

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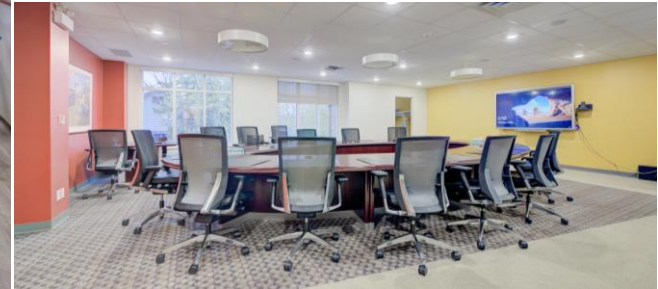


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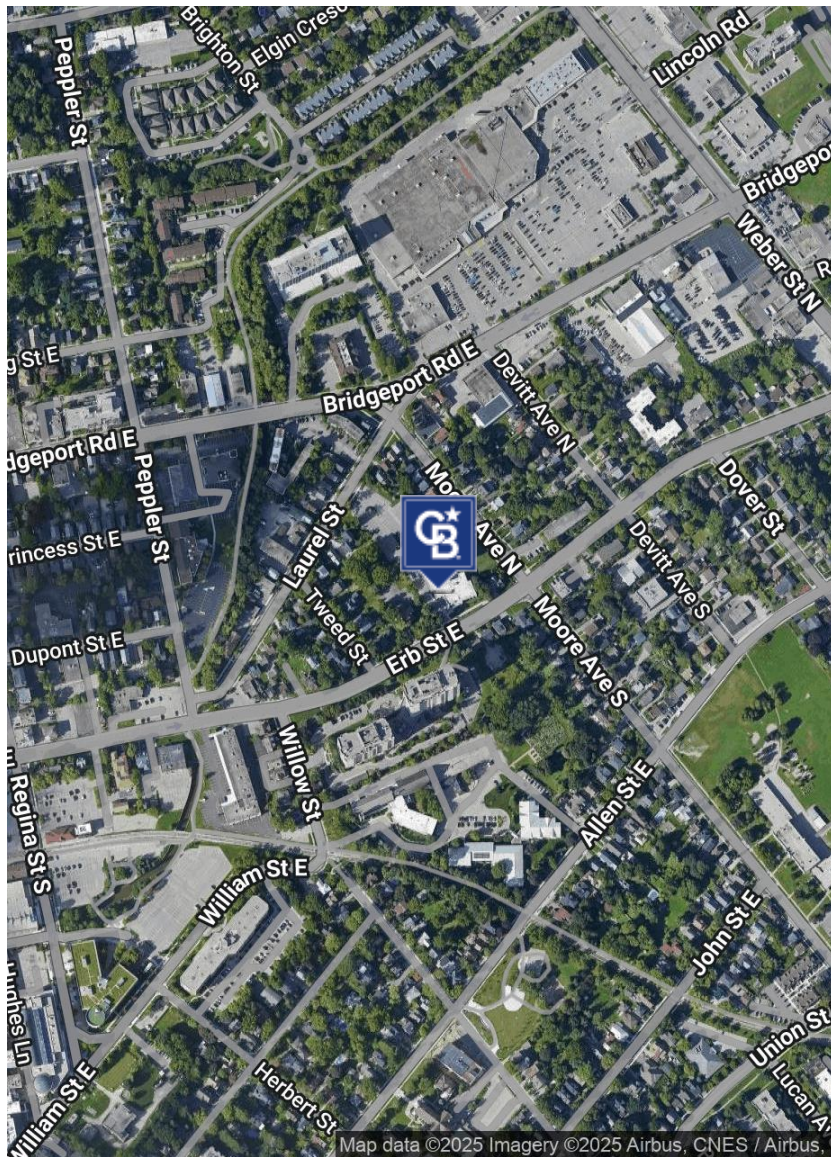


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Prime Location in the Heart of Waterloo

Situated at 100 Erb Street East, this property offers exceptional visibility and accessibility in the vibrant core of Waterloo, Ontario.

This prominent location is just steps from Waterloo City Hall, Perimeter Institute, and the CIGI Campus, and within walking distance of Wilfrid Laurier University and the University of Waterloo. The property is surrounded by a wide range of amenities, including cafes, restaurants, financial institutions, retail shops, and professional services

The area is well-connected by major roadways and is easily accessible via public transportation. Exceptional transit connectivity includes direct access to Grand River Transit (GRT) bus routes and is just a short walk from the Uptown Waterloo ION LRT Station, offering seamless light rail service throughout Waterloo Region.

Major roadways such as King Street, Weber Street, and Highway 85 are easily accessible, providing convenient regional connectivity.

Surrounded by a thriving business and innovation community, this location is ideal for organizations seeking a prestigious and connected address in one of Ontario's most dynamic urban centres.

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MAIN FLOOR

INTERIOR AREA

13,009 SF

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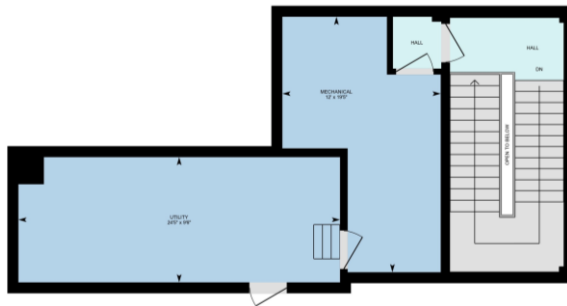


SECOND FLOOR

INTERIOR AREA

13,944 SF

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THIRD FLOOR

INTERIOR AREA

598 SF

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