



**Mike Milovick &
Eric Klimstra**

Sales Representatives

519-745-7000

www.teammilovick.com

Land in the perfect location - located just minutes to both campuses. New Northdale Mixed Use (NMU-8) zoning. Licensed and tenanted currently. Purchase as an investment and redevelop on your timeline. Locations like this rarely become available. Properties must be purchased together.

264-268 Lester St, Waterloo

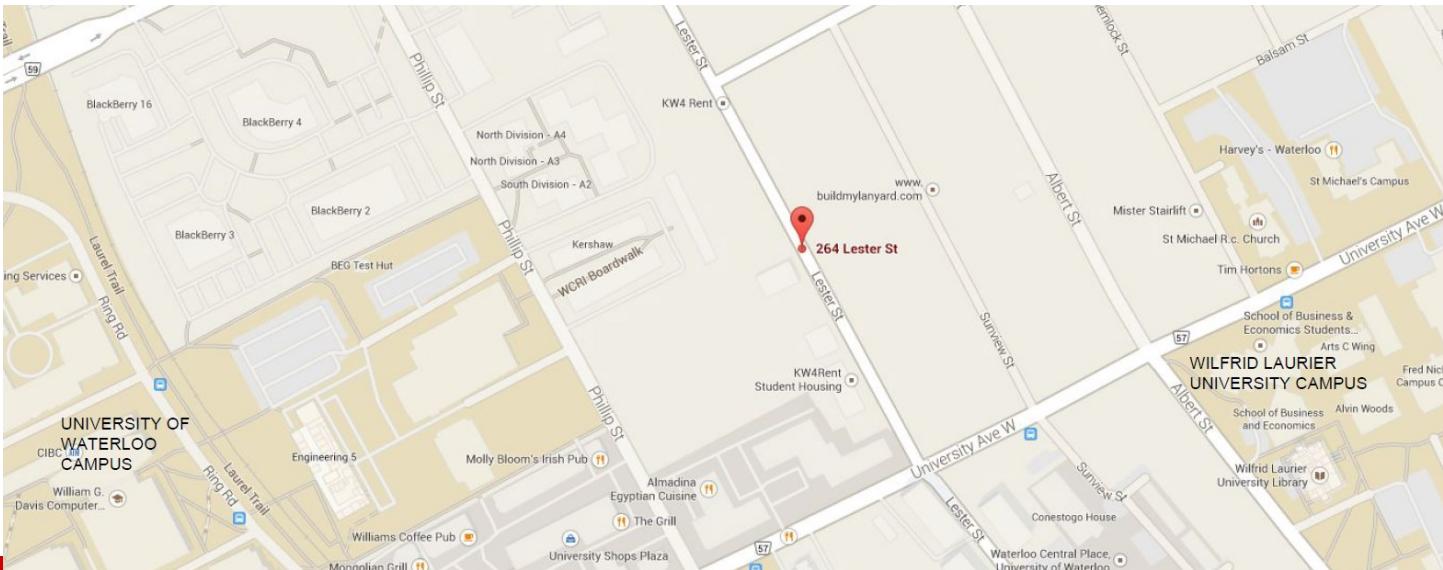
MLS#: 1424600 & 1424620

Lot Sizes:

44.29X131.89 X 44.29 X 131.91 FT

52.99X138.81 X 52.99 X 139.44 FT

Asking price: \$1,199,000



264-268 Lester St, Waterloo

Lot Size Total:

- 13214.54 square feet
- 1227.67 square meters
- 0.12 hectares

Bedrooms per Hectare:

- 73 at 600 bph NMU zones with maximum bonussing
- 55 at 450 bph NMU 8
- 30 at 250 bph Minimum bonussing in some areas



Grand Valley Realty

BROKERAGE
INDEPENDENTLY OWNED AND OPERATED



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Disclaimer:

The enclosed information, while deemed to be correct, is not guaranteed.

The reader is encouraged to review all information with available sources.