

For Sale: Land

177 Hespeler Road Cambridge

Future redevelopment
opportunity with potential
for holding income.

210-137 Glasgow Street, Kitchener
519.340.5900

Lennard:



Table of Contents

1. Executive Summary
2. Site Details
3. Amenities
4. Transit & Demographics
5. Land Use Planning
6. Cambridge Overview
7. Aerials

177 Hespeler Road, Cambridge



Lennard:

Executive Summary

Lennard Commercial Realty is pleased to offer for sale the property located at 177 Hespeler Road, Cambridge. The site represents a prime opportunity for future development. The property is just minutes away from Highway 401 while having public transit at its doorstep.

The .42 AC property is currently improved with a single-story industrial building. The building and excess land could be utilized in the short term to generate holding income.

Property Highlights

- .42 AC of rare transit-oriented land in Cambridge, Ontario
- The site is located within the active Hespeler Road node
- 2-minute walk to nearest bus stop and on the phase 2 LRT path
- 5-minute drive to Highway 401 interchange
- A Phase 1 & 2 Environmental Report are available for analysis

For more information on this property, please contact Austin Randall & Darren Shaw.



Lennard:

Site Details



Municipal Address
177 Hespeler Road,
Cambridge, ON N1R 3H6



Building Area
3,538 SF Shop Area
600 SF Portable office



Site Area
0.421 Acres



Legal Description
PT LT 28 PL 610 CAMBRIDGE
AS IN 1169068, T/W 1169068;
CAMBRIDGE



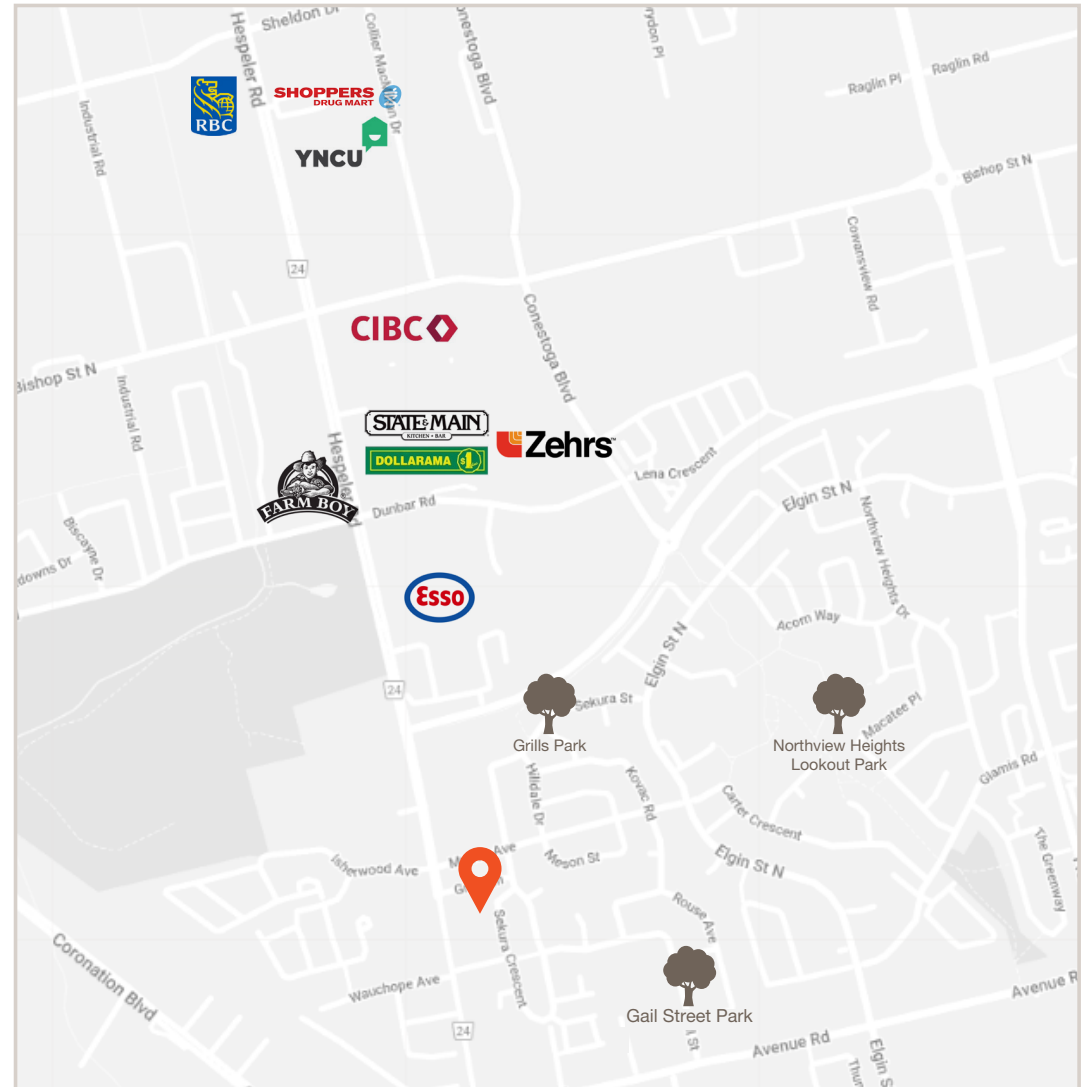
Reduced Asking Price
\$850,000



Lennard:

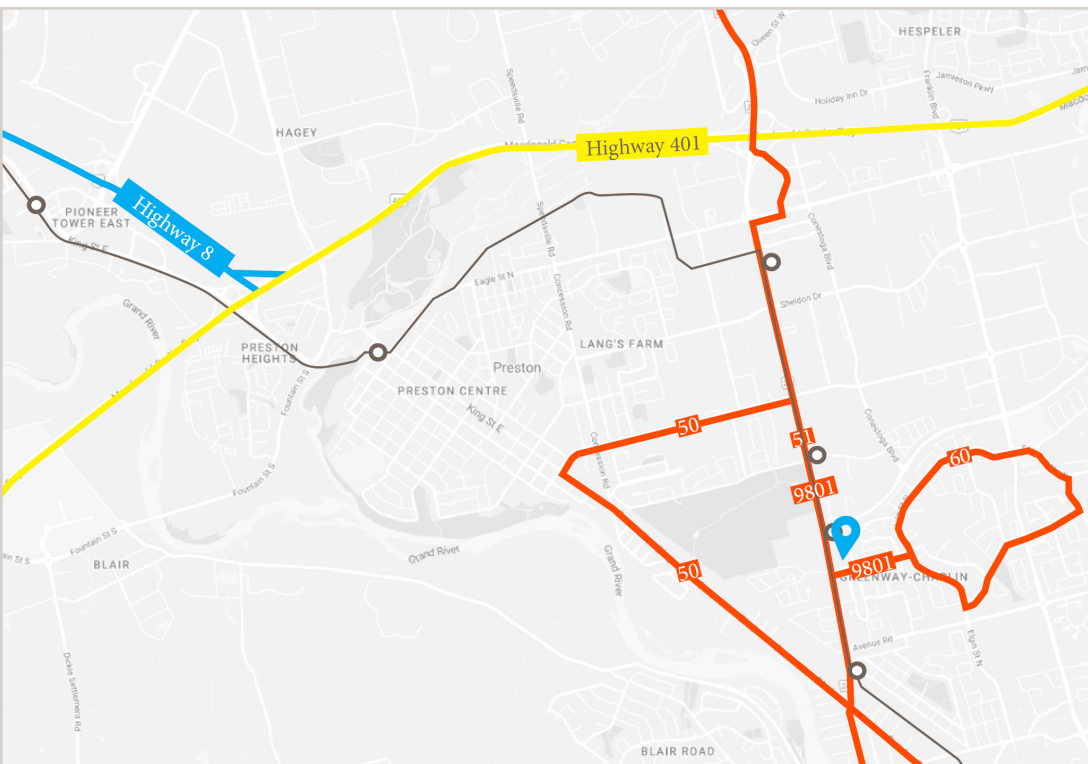
Amenities

Amenities	Distance to Site
Grocery & Retail	
Esso	800 m
Dollarama	1.2 km
Farm Boy	1.2 km
Zehrs	1.7 km
State & Main	1.3 km
YNCU	1.4 km
CIBC	1.6 km
Shoppers Drug Mart	2.0 km
RBC	2.0 km
Leisure & Recreation	
Grills Park	550 m
Gail Street Park	450 m
Northview Heights Lookout Park	1.2 km



Lennard:

Transit & Demographics



- GRT
- Highway 8
- Future LRT Stop
- Highway 401



Transportation

With a transit score of 51, there are many GRT public transportation options. The property is located just 500 meters from future LRT stop at Hespeler Rd & Can-Amara Pkwy.

Walk Score



49

Car
Dependent

Transit Score



51

Good
Transit

Bike Score



57

Bikeable



Demographics

Cambridge is the second largest community within the Waterloo Region and home to a diverse population of individuals.



\$77,757
Median Household
Income



39.2
Median Age



138,479
Total Population

Lennard:

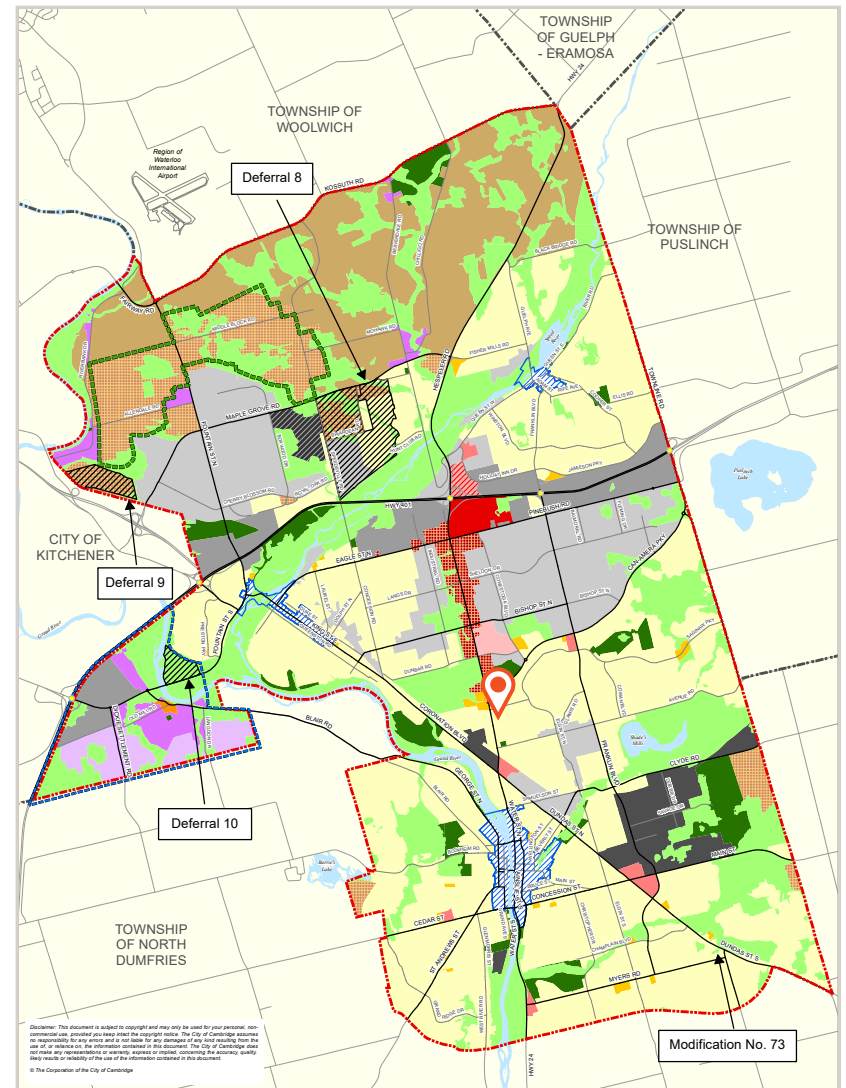
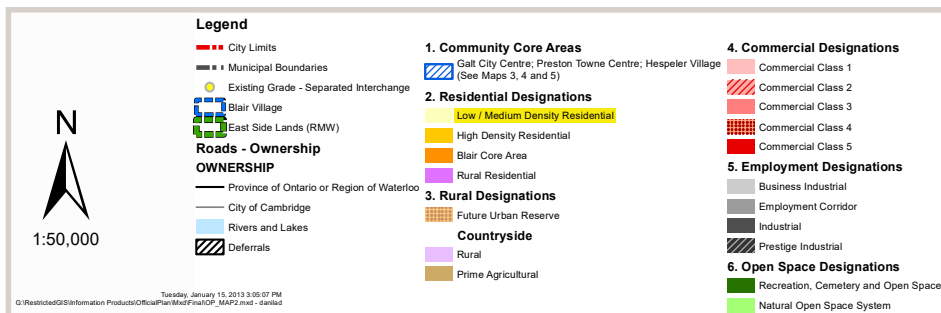
Land Use Planning

The proposed Cambridge Official Plan will guide land use planning in the City of Cambridge to the year 2031. New growth will be accommodated where municipal services are available within the urban area.

The residential density target for Low/Medium density residential permits a maximum of 40 units per gross hectare. Lands in a Low/Medium Density Residential designation where a municipal water supply and municipal wastewater systems are currently available may be developed and used for uses such as single detached dwellings, townhouses and/or walk up apartments.



City of Cambridge Official Plan General Land Use Plan



Cambridge Overview

Cambridge is situated in the most prosperous, highly industrialized area of Canada. This strategic location is supported through the transportation excellence provided by the MacDonal Cartier Freeway (Highway 401), which ensures quick, convenient accessibility to Toronto, southern Ontario and the bordering regions of the United States.

Cambridge's location provides a consumer market of 1 million people within 30 mile radius, 6 million people within 65 miles and 130 million people within one day's drive.

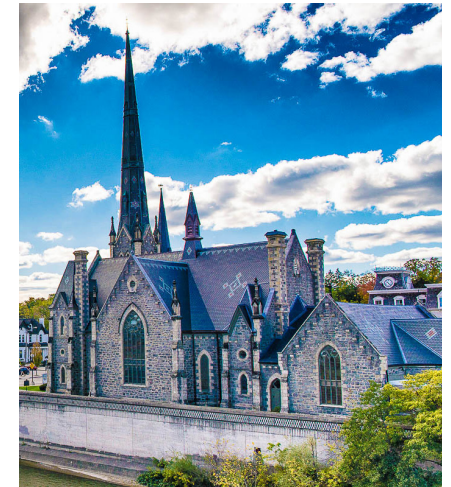
Convenient access (50 minutes) to Toronto's "Lester B. Pearson International Airport" offering direct flights to over 300 destinations in 60 countries, and 25 minutes to Hamilton's John C. Munro International Airport, and home to the Waterloo Regional Airport

According to the last census undertaken by Statistics Canada in 2016, the population of Cambridge at that time was 129,920. The Region of Waterloo estimates local population for all communities within the region on an annual basis, and has estimated the 2020 year end population for Cambridge to be approximately 140,850.

Cambridge is located within the Region of Waterloo, and the Region's 2020 year end population is estimated at 623,930.

There are many educational opportunities in the city of Cambridge, including: A complete educational system with 40 elementary and 7 secondary catholic and public schools (all tax-supported). Access to several nearby institutes of higher education, including the University of Waterloo, Wilfrid Laurier University, the University of Guelph and Conestoga College.

Cambridge is one of the fastest growing and strongest economic areas in Canada. Over the past ten years, on average, \$244 million has been invested annually in building construction, with about one third towards the new residential sector.



Lennard:

177 Hespeler Road, Cambridge



Lennard:

Lennard:

Darren Shaw, SIOR
Broker, Partner
519.514.3370
dshaw@lennard.com

Austin Randall
Sales Representative
514.519.3371
arandall@lennard.com

210-137 Glasgow Street, Kitchener
519.340.5900
lennard.com



Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2022.