

**FOR SALE**



Potential Retirement Home Opportunity

**29 ALBERT ST. W.,  
ST. JACOBS  
TWP. OF WOOLWICH**



**CUSHMAN &  
WAKEFIELD**  
Waterloo Region





Side View

# Located in St. Jacobs, off King St. N. in an upscale residential neighbourhood

*6,167 sf of unique institutional space.  
Legal non-conforming boarding house.  
Potential opportunity for licensed retirement home.*



# Property Features

- Attractive 18 bedroom/23 bed legal non-conforming boarding house property
- Excellent retirement property upon obtaining the requisite license(s)
- Excellent opportunity for other types of residential and potential commercial uses
- Property has been immaculately maintained and is in excellent physical condition
- Building features a 2 person elevator accessing 3 floors
- Building boasts a commercial grade kitchen
- Multiple washrooms to accommodate all occupants
- Many rooms have their own 2 piece ensuites



**SALE PRICE**  
\$1,995,000.00



**ANNUAL TAXES**  
\$7,230 (2024)



**PROPERTY SIZE**  
0.36 Acre



**SQUARE FEET**  
6,167 SF



**ZONING**  
R3





St. Jacobs

Conestogo

2

Bus Route from  
Conestogo Station,  
Waterloo to St. Jacobs



1

LRT Station and  
Bus Station

Northfield Dr W

★ Site of future  
Kitchener/Waterloo  
Hospital

University Ave W

Conestoga Pkwy

Waterloo

KW HOSPITAL

Victoria St N

Kitchener

VICTORIA PARK

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Waterloo Region

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