



\$599,000

109 MOORE AVE S, WATERLOO, ON N2J 1G2, CANADA

<https://krealtypros.com>

An exceptional opportunity to own a triplex in a highly sought-after location steps from uptown Waterloo. This property offers strong, reliable income with two established tenants already in place—while providing flexibility for both investors and end-users. The upper unit generates \$1,650/month and the basement unit brings in \$1,450/month, with tenants paying all utilities—keeping operating costs [...]

- 4 beds
- 3 baths
- Multi-3 Unit
- Residential Income
- Active
- 1330 sq ft



Building Details

Number Of Units Total: 3

StoriesTotal: 2

Security Features: Carbon Monoxide Detector(s)

Construction Materials: Brick

Roof: Asphalt Shing, Metal

Building Area Total: 1330 sq ft

Parking Features: Detached Garage, Asphalt

Covered Spaces: 1

Garage Spaces: 1

Amenities & Features

Water Source: Municipal

Sewer: Sewer (Municipal)

Interior Features: Accessory Apartment, Separate Heating Controls, Separate Hydro Meters

Frontage Type: North

Appliances: Water Softener, Refrigerator, Stove

Cooling: None

Heating: Natural Gas, Radiant

