



**\$995,900**

## **115 MARLBOROUGH AVE, KITCHENER, ON N2M 1H8, CANADA**

<https://krealitypros.com>

Purpose-Built Triplex in the St. Mary's Hospital Neighbourhood! This upgraded triplex backs directly onto Admiral Park with convenient park access, offering exceptional income potential in a highly desirable location. Purpose-built and thoughtfully designed, the property features two spacious 2-bedroom units, each with private entrances, as well as a bright and generously sized 1-bedroom lower unit [...]

- 6 beds
- 3 baths
- Multi-3 Unit
- Residential Income
- Active
- 2165 sq ft



## Building Details

**Number Of Units Total:** 4

**StoriesTotal:** 2

**Security Features:** Carbon Monoxide Detector, Smoke Detector, Carbon Monoxide Detector(s)

**Construction Materials:** Brick

**Roof:** Asphalt Shing

**Building Area Total:** 3228 sq ft

**Parking Features:** Detached Garage, Asphalt

**Covered Spaces:** 3

**Garage Spaces:** 3

## Amenities & Features

**Water Source:** Municipal

**Sewer:** Sewer (Municipal)

**Cooling:** None

**Heating:** Forced Air, Natural Gas

**Appliances:** Water Softener, Dryer, Refrigerator, Stove, Washer

**Exterior Features:** Backs on Greenbelt, Balcony, Controlled Entry

**Interior Features:** Separate Hydro Meters

