



**\$1,499,000**

## KITCHENER, ON, N2G 3T3

<https://krealtypros.com>

Prime Investment Opportunity in Downtown Kitchener located along the LRT tracks and just 450 meters from the station, this 7-unit property offers exceptional accessibility and convenience. Spanning 7,447 sq. ft. of above-grade space, it provides a rare opportunity to expand to 9 units plus a garage and full basement, unlocking additional income potential. Currently generating [...]

- 0 beds
- 7 baths
- Multi-6-9 Unit
- Residential Income
- Active
- 7446.72 sq ft



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## Building Details

**Number Of Units Total:** 7

**StoriesTotal:** 2.5

**Covered Spaces:** 1

**Accessibility Features:** Multiple Entrances

**Roof:** Asphalt Shing

**Building Area Total:** 7446.72 sq ft

**Parking Features:** Attached Garage, Built-In

**Construction Materials:** Brick

**Garage Spaces:** 1

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## Amenities & Features

**Water Source:** Municipal

**Sewer:** Sewer (Municipal)

**Attached Garage Yes/ No:** 1

**Heating:** Electric, Fireplace(s), Natural Gas, Other

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

**Cooling:** Other

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

