



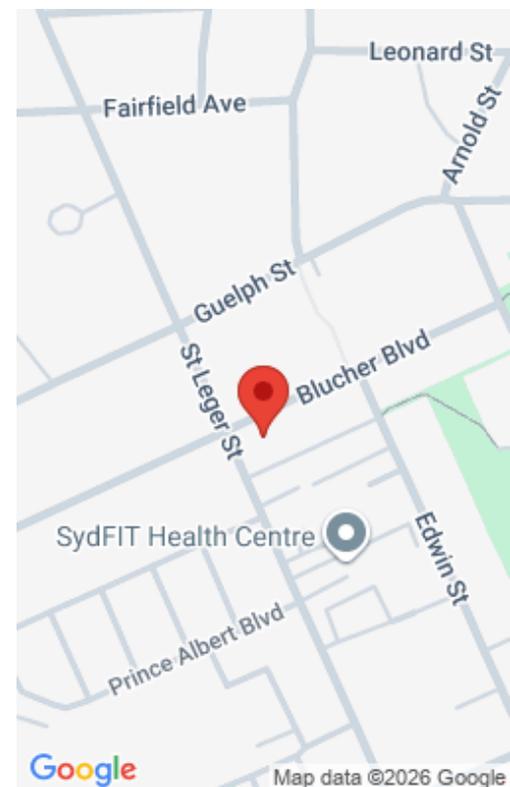
\$900,000

285 BLUCHER BLVD, KITCHENER, ON N2H 5V8, CANADA

<https://krealitypros.com>

Cash-flowing DUPLEX legal with four rental units (4 kitchens) at 287 Blucher Blvd generating \$78,600 in annual rental income with an estimated NOI of \$68,613 and ~7.6% cap rate at \$900,000. Based on today's ~3.5% financing, the property projects approximately \$2,400+ monthly positive cashflow after debt service. Diverse unit mix supports stable tenancy, making this [...]

- 7 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 2417 sq ft



Building Details

Number Of Units Total: 1

Number Of Buildings: 1

Roof: Asphalt Shing

Building Area Total: 2417 sq ft

Construction Materials: Brick, Vinyl Siding

Amenities & Features

Water Source: Municipal

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

Cooling: None

Heating: Natural Gas

Architectural Style: Split Level

Sewer: Sewer (Municipal)

Interior Features: In-Law Floorplan

Frontage Type: East

