



**\$849,900**

### **KITCHENER, ON, N2K 1M5**

<https://krealtypros.com>

Stable Income & Growth Potential in Kitchener. Make an offer on this well-priced 5-plex, currently generating \$61,000 annually with a solid 5% cap rate, presents a rare opportunity for investors looking for more than just a standard duplex or triplex. Located in a highly sought-after area of Kitchener, this property offers both stable income and [...]

- 7 beds
- 5 baths
- Multi-5 Unit
- Residential Income
- Active
- 1819.89 sq ft



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## Building Details

**Number Of Units Total:** 5

**StoriesTotal:** 2

**Security Features:** Alarm System, Carbon Monoxide Detector(s)

**Roof:** Flat

**Building Area Total:** 3491.63 sq ft

**Parking Features:** Gravel, Other

**Construction Materials:** Metal/Steel Siding

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## Amenities & Features

**Water Source:** Municipal

**Sewer:** Sewer (Municipal)

**Interior Features:** Separate Hydro Meters

**Frontage Type:** West

**Appliances:** Refrigerator, Stove

**Cooling:** None

**Heating:** Forced Air, Natural Gas

