



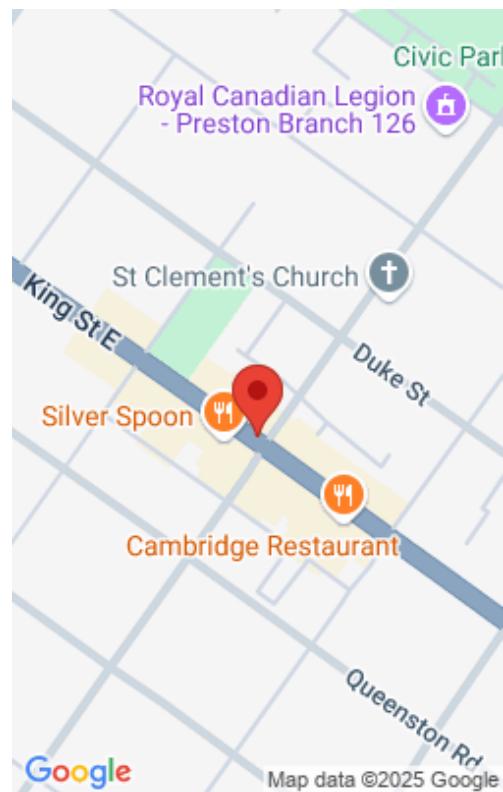
**\$1,575,000**

## 699 WATERLOO REGIONAL RD 8, CAMBRIDGE, ON N3H 3N6, CANADA

<https://krealtypros.com>

Fantastic investment opportunity in the heart of Preston. A well maintained mixed-use building with quality, long term residential and commercial tenants make this a true turn-key opportunity. With mortgage rates continually dropping, this investment currently operates at approx. 5.86% Cap Rate with a market-rate potential closer to 8%. With 4 residential units and 2 commercial, [...]

- 7 beds
- 7 baths
- Multi-6-9 Unit
- Residential Income
- Active
- 7412 sq ft



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## Building Details

**Number Of Units Total:** 6

**StoriesTotal:** 2

**Roof:** Flat

**Building Area Total:** 7412 sq ft

**Construction Materials:** Brick

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## Amenities & Features

**Water Source:** Municipal

**Sewer:** Sewer (Municipal)

**Cooling:** Central Air, Wall Unit(s)

**Heating:** Baseboard, Electric, Forced Air, Natural Gas

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

**Exterior Features:** Controlled Entry, Lighting

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

**Frontage Type:** South

