



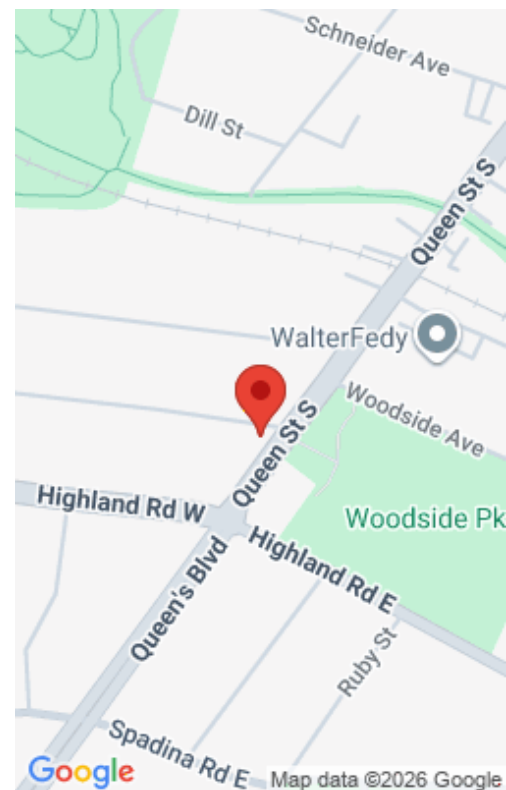
### 3 BROCK ST, KITCHENER, ON N2M 1X2, CANADA

<https://krealtypros.com>

Prime Cash-Flow Opportunity at 744 Queen St S, Kitchener!  
Discover this fully tenanted 6-unit mixed-use gem on a high-traffic corner in one of Kitchener's strongest rental markets. The property features four 1-bedroom units, one spacious 3-bedroom unit, and one commercial space with excellent street visibility, delivering strong, diversified income from long-term tenants right from day [...]

**\$1,274,900**

- 7 beds
- 6 baths
- Multi-6-9 Unit
- Residential Income
- Active
- 3073 sq ft



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## Building Details

**Number Of Units Total:** 3

**Building Area Total:** 3860 sq ft

**Parking Features:** Attached Garage, Asphalt, Mutual/Shared, Assigned

**Covered Spaces:** 2

**Garage Spaces:** 2

**Stories:** 2

**StoriesTotal:** 2

**Security Features:** Smoke Detector

**Construction Materials:** Brick

**Roof:** Asphalt Shing, Flat

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## Amenities & Features

**Water Source:** Municipal

**Patio & Porch Features:** Deck

**Appliances:** Water Softener

**Sewer:** Sewer (Municipal)

**Exterior Features:** Balcony

**Cooling:** Other

**Attached Garage Yes/ No:** 1

**Interior Features:** Built-In Appliances, Separate Hydro Meters

**Heating:** Forced Air, Natural Gas **Frontage Type:** South

