



**\$999,000**

## **91 WATERLOO REGIONAL RD 24, CAMBRIDGE, ON N1R 3E1, CANADA**

<https://krealtypros.com>

Whether you're a house-hacker hunting for the perfect place to live in and grow your wealth or a pure investor looking for an amazing investment vehicle (7.91% CAP rate!), this separately metered 4plex is truly a rare opportunity because the tenants pay almost all the utilities use: Each unit pays for their own heat & [...]

- 7 beds
- 4 baths
- Multi-4 Unit
- Residential Income
- Active
- 3259 sq ft



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## Building Details

**Number Of Units Total:** 4

**StoriesTotal:** 2

**Security Features:** Carbon Monoxide Detector, Smoke Detector, Carbon Monoxide Detector(s)

**Roof:** Asphalt Shing, Flat

**Building Area Total:** 3259 sq ft

**Parking Features:** Other

**Construction Materials:** Brick, Vinyl Siding

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## Amenities & Features

**Water Source:** Municipal

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

**Exterior Features:** Balcony, Separate Hydro Meters

**Interior Features:** Separate Hydro Meters

**Frontage Type:** East

**Patio & Porch Features:** Patio

**Sewer:** Sewer (Municipal)

**Cooling:** None

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

**Fencing:** Full

