



**\$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
- 1 bath
- Single Family Residence
- Residential
- Active
- 3259 sq ft



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## Building Details

**Building Area Total:** 3259 sq ft

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

**Accessibility Features:** Hard/Low Nap Floors

**Parking Features:** Gravel, Other

**Construction Materials:** Brick, Vinyl Siding

**Roof:** Asphalt Shing, Flat

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## Amenities & Features

**Water Source:** Municipal-Metered

**Appliances:** Water Heater Owned, Dryer, Refrigerator, Stove, Washer

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

**Cooling:** None

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

**Fencing:** Full

**Patio & Porch Features:** Patio

**Sewer:** Sewer (Municipal)

**Waterfront Features:** River/Stream

**Interior Features:** Separate Hydro Meters, Water Meter

**Frontage Type:** East

