



**\$961,066**

## **97 ST GEORGE ST, KITCHENER, ON N2G 2T2, CANADA**

<https://krealitypros.com>

Attractive 6% CAP rate and strong rents (\$57,664.00 Net operating income!) on this turn-key, legal triplex, perfect for an investor to add to their portfolio or first time buyer planning to take over the main unit and benefit from market rents on two more units. Highly resilient rental income driven by three modern above ground [...]

- 4 beds
- 4 baths
- Multi-3 Unit
- Residential Income
- Active
- 2110 sq ft



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## Building Details

**Number Of Units Total:** 3

**StoriesTotal:** 2

**Roof:** Asphalt Shing

**Building Area Total:** 2110 sq ft

**Construction Materials:** Aluminum Siding, Brick

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## Amenities & Features

**Water Source:** Municipal

**Sewer:** Sewer (Municipal)

**Interior Features:** Separate Hydro  
Meters

**Appliances:** Water Softener, Dishwasher, Dryer,  
Refrigerator, Stove, Washer

**Cooling:** Wall Unit(s)

**Heating:** Natural Gas, Radiator

