



**\$449,000**

## **61 B EBY ST S, KITCHENER, ON N2G 3K9, CANADA**

<https://krealtypros.com>

HIGHEST CAP RATE IN TOWN at 7%+! Explore an exciting investment opportunity in this non-conforming duplex townhouse with two separate units. The upper unit sets the tone with updated flooring and a neutral palette. The bright living room seamlessly joins the dining room, forming a cozy gathering space. The kitchen, designed for functionality, features white [...]

- 4 beds
- 2 baths
- Row/Townhouse
- Residential
- Active
- 972.56 sq ft



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## Building Details

**Building Area Total:** 1430.62 sq ft

**Construction Materials:** Brick

**Security Features:** Smoke Detector

**Roof:** Flat, Membrane

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## Amenities & Features

**Water Source:** Municipal-Metered

**Appliances:** Water Heater Owned, Hot Water Tank Owned, Range Hood, Refrigerator, Stove

**Window Features:** Window Coverings

**Interior Features:** Accessory Apartment, Water Meter

**Frontage Type:** East

**Architectural Style:** Two Story

**Sewer:** Sewer (Municipal)

**Cooling:** None

**Heating:** Forced Air, Natural Gas

