

\$5,595,000 - 86 Union Boulevard, Kitchener

MLS® #40758567

\$5,595,000

0 Bedroom, 0.00 Bathroom, 16,093 sqft

Multi-family on 0.00 Acres

415 - Uptown Waterloo/Westmount, Kitchener, Ontario

Union Apartments presents a rare opportunity to acquire a professionally managed, 22-suite low-rise complex in one of Kitchener-Waterloo's most sought-after residential neighbourhoods. Comprised entirely of 22 one-bedroom suites across two well-maintained walk-up buildings, the property is steps from the Grand River Hospital, ION LRT, major bus routes, and a short drive to the University of Waterloo and Wilfrid Laurier University. Tenants enjoy on-site parking, modernized kitchens with stainless steel appliances, oversized original trim, and on-site laundry facilities. The property's proximity to healthcare, education, and transit hubs ensures consistent rental demand and long-term value. (id:6289)

Essential Information

Listing #	40758567
Price	\$5,595,000
Bathrooms	0.00
Square Footage	16,093
Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address 86 Union Boulevard



Subdivision	415 - Uptown Waterloo/Westmount
City	Kitchener
Province	Ontario
Postal Code	N2G2K2

Amenities

Amenities	Hospital, Park, Public Transit, Schools, Shopping
Features	Laundry- Coin operated
Parking Spaces	9

Interior

Appliances	Water softener
Heating	Natural gas
Cooling	None
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick
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Listing Details

Listing Office	Real Broker Ontario Ltd.
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Listing information last updated on October 22nd, 2025 at 2:46am EDT