

\$985,000 - 62 Moore Avenue, Kitchener

MLS® #40762064

\$985,000

6 Bedroom, 3.00 Bathroom, 2,400 sqft

Multi-family on 0.00 Acres

212 - Downtown Kitchener/East Ward,
Kitchener, Ontario

Legal triplex in central Kitchener with stable current income and flexible living options. Offering approx. 2,400 sq. ft. across three self-contained units, this property has been upgraded with 100-amp service in each unit, vinyl windows, roof and eaves, updated stairwells, resurfaced driveway and cement walkways, fire-rated doors, and refreshed kitchens and bathrooms with acrylic bath fitters and updated flooring. Coin-operated laundry provides additional income. Owner pays heat and water, while tenants cover their own hydro usage through separate panels. Conversion to separate utility metering is straightforward, creating further long-term value. The property includes a paved parking lot for three cars plus an available fourth spot near the front entrance. This setup offers excellent versatility for investors, those looking to live in one unit while renting the others to offset their mortgage, or for multi-generational families seeking separate yet connected living spaces. Ideally located within a Major Transit Station Area and walking distance to downtown Kitchener, the LRT, Google, and other major employers, this triplex provides stable income today with strong future potential in one of the region's fastest-growing corridors.

(id:6289)

Built in 1961

Essential Information



Listing #	40762064
Price	\$985,000
Bedrooms	6
Bathrooms	3.00
Square Footage	2,400
Acres	0.00
Year Built	1961
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	62 Moore Avenue
Subdivision	212 - Downtown Kitchener/East Ward
City	Kitchener
Province	Ontario
Postal Code	N2H3S3

Amenities

Amenities	Hospital, Place of Worship, Public Transit
Features	Laundry- Coin operated
Parking Spaces	3

Interior

Heating	Natural gas Baseboard heaters
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick Veneer
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Listing Details

Listing Office	EXP REALTY
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