

\$13,500,000 - 46 College Street, Kitchener

MLS® #40770595

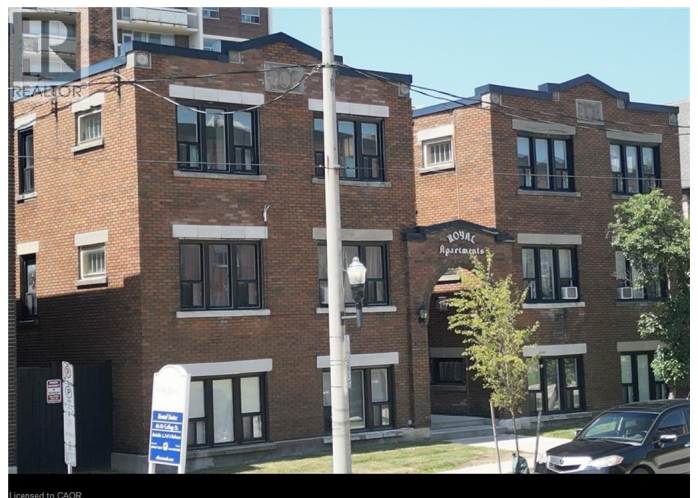
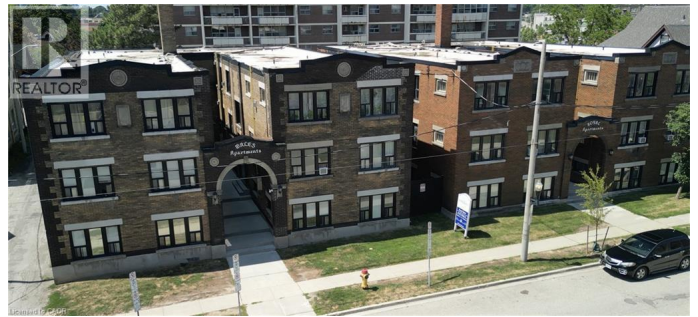
\$13,500,000

0 Bedroom, 0.00 Bathroom, 67,000 sqft

Multi-family on 0.00 Acres

212 - Downtown Kitchener/East Ward,
Kitchener, Ontario

Offered together as one opportunity: 46-56 College St, 58 & 64 Weber St W, Kitchener - Four well-maintained low-rise walk-ups in downtown Kitchener totaling 74 residential units. 46-56 College St offers renovated suites with modern kitchens, stainless steel appliances, gas fireplaces and individual thermostats; 17 parking stalls. 58 & 64 Weber St W present turnkey interiors with modern kitchens and flooring, heating via in-suite gas fireplaces/baseboards and separate hydro; 16 surface parking spaces. Prime, walkable location - steps to ION LRT, GO, Victoria Park, Market Square, City Hall, Grand River Hospital, Uptown Waterloo, restaurants and the innovation district. Stable current income with professional operations and clear rental upside as leases turn over. Properties marketed and to be conveyed together as one transaction; detailed financials and property information available to qualified buyers under executed confidentiality agreement. (id:6289)



Essential Information

Listing #	40770595
Price	\$13,500,000
Bathrooms	0.00
Square Footage	67,000
Acres	0.00
Type	Multi-family

Sub-Type Freehold

Community Information

Address 46 College Street
Subdivision 212 - Downtown Kitchener/East Ward
City Kitchener
Province Ontario
Postal Code N2H5A1

Amenities

Amenities Hospital, Public Transit, Schools, Shopping
Features Laundry- Coin operated
Parking Spaces 33

Interior

Appliances Water softener, Water purifier
Heating Natural gas Baseboard heaters
Cooling None
of Stories 3
Has Basement Yes

Exterior

Exterior Brick

Listing Details

Listing Office Real Broker Ontario Ltd.



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