

\$2,995,000 - 50 Gordon Avenue, Kitchener

MLS® #40776124

\$2,995,000

23 Bedroom, 12.00 Bathroom, 7,500 sqft

Multi-family on 0.00 Acres

212 - Downtown Kitchener/East Ward,
Kitchener, Ontario

Excellent opportunity to acquire a stable multi-residential asset in a strong and growing rental market. 50 Gordon Ave. Kitchener is a purpose-built 12-unit apartment building consisting of 11 two-bedroom units and 1 one-bedroom unit. Each unit has a dedicated parking spot, balcony and their own hydro meter. ----- Situated just minutes from downtown Kitchener, close to public transit, schools, shopping and major employers, making it an attractive location for tenants. With Kitchener-Waterloo's strong rental demand and ongoing population growth, this property offers both immediate income and excellent long-term potential. -----

----- This is a rare opportunity to add a 12-unit investment property to your investment portfolio with value-add upside through modernization units and rental increase over time. (id:6289)

Essential Information

Listing #	40776124
Price	\$2,995,000
Bedrooms	23
Bathrooms	12.00
Square Footage	7,500
Acres	0.00
Type	Multi-family
Sub-Type	Freehold



Community Information

Address	50 Gordon Avenue
Subdivision	212 - Downtown Kitchener/East Ward
City	Kitchener
Province	Ontario
Postal Code	N2H1N8

Amenities

Amenities	Hospital, Park, Public Transit, Shopping
Features	Laundry- Coin operated
Parking Spaces	12

Interior

Heating	Baseboard heaters
Cooling	None
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick, Concrete
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Listing Details

Listing Office	Royal LePage Wolle Realty
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