

\$1,499,000 - 345 Louisa Street, Kitchener

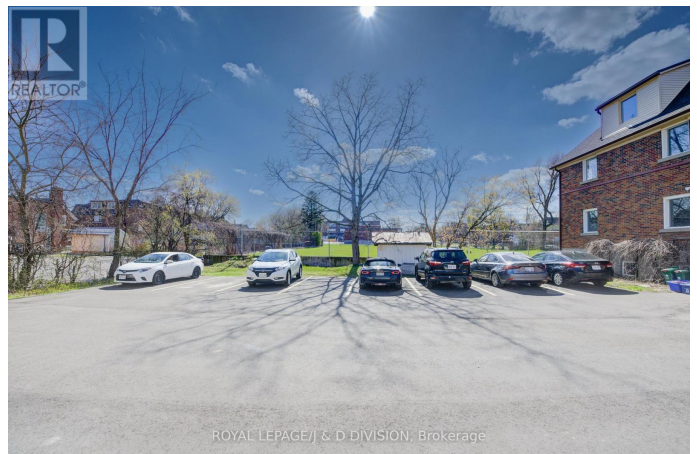
MLS® #X12436725

\$1,499,000

11 Bedroom, 7.00 Bathroom,
Multi-family on 0.00 Acres

N/A, Kitchener, Ontario

345 Louisa Street - Prime Investment Opportunity in the Heart of Kitchener! First time offered in nearly 20 years, this solid brick sixplex is a rare find, featuring five spacious 1-bedroom units and one 3-bedroom unit, all situated on a large 62 x 165 lot with parking for 8 vehicles - a true gem for savvy investors or owner-occupiers. 4619 sq ft of living space! (3445.76 sq ft above grade, 1173 sq ft below grade). This is a low-maintenance, high-yield property with serious upside potential. Whether you're looking to expand your portfolio or break into the market with a smart house-hack, 345 Louisa Street checks all the boxes. Key Features: New asphalt driveway paved in 2023, 1 updated/vacant unit (#5), no rental items - all major systems owned. One vacant unit move in and let your tenants pay the mortgage! Zoning and lot size may allow for future development or additional units. Perfectly located just: 4 minutes to the University of Waterloo School of Pharmacy, 14-minute walk to the Kitchener GO Station, ION Light Rail, and downtown Kitchener This is your chance to own a solid, income-generating property in a rapidly growing area. With proximity to major transit, schools, and downtown amenities, 345 Louisa Street offers both immediate returns and long-term appreciation. Don't miss this rare opportunity! Co-Listed With Anna Kalbarczyk from Royal LePage Wolle Realty. (id:6289)



Essential Information

Listing #	X12436725
Price	\$1,499,000
Bedrooms	11
Bathrooms	7.00
Acres	0.00
Type	Multi-family

Community Information

Address	345 Louisa Street
Subdivision	N/A
City	Kitchener
Province	Ontario
Postal Code	N2H5N1

Amenities

Amenities	Separate Electricity Meters
Parking Spaces	8
Parking	No Garage

Interior

Appliances	Water Heater, Stove, Refrigerator
Heating	Natural gas Radiant heat
Cooling	None
# of Stories	3
Basement	Apartment in basement

Exterior

Exterior	Brick
Lot Description	62.1 x 165.2 FT
Foundation	Concrete

Listing Details

Listing Office	ROYAL LEPAGE/J & D DIVISION
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