

\$2,250,000 - 112 Margaret Avenue, Kitchener

MLS® #40758520

\$2,250,000

0 Bedroom, 0.00 Bathroom, 8,900 sqft

Multi-family on 0.00 Acres

114 - Uptown Waterloo/North Ward, Kitchener, Ontario

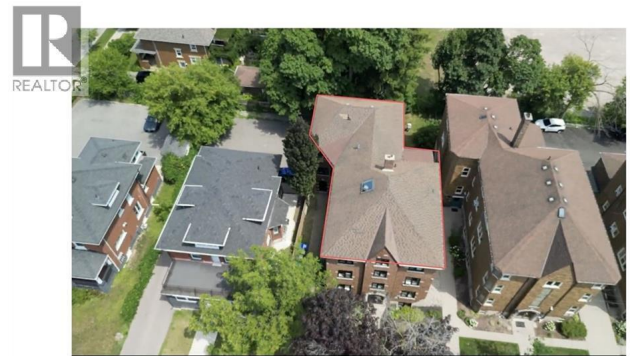
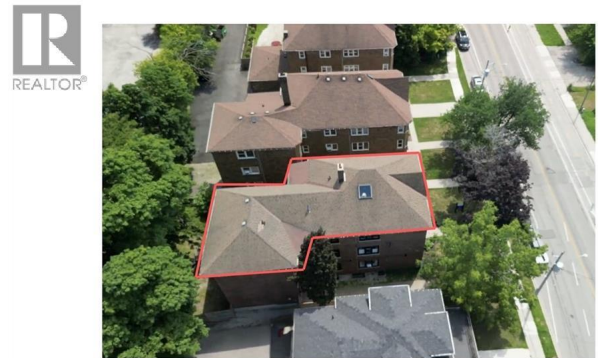
Charming 12-unit brownstone in Kitchener's sought-after Mount Hope neighbourhood, steps to the ION LRT, Kitchener GO Station, hospitals, parks, and downtown amenities. Built in 1942 and extensively updated, the property features all one-bedroom suites with modern kitchens, stainless steel appliances, luxury plank flooring, and on-site laundry. Current NOI \$110,733, representing a 5% cap rate at asking price. Seven surface parking spaces (off-site). Strong rental demand from professionals, healthcare workers, and students. HST in addition to purchase price where applicable. Confidential rent roll and P&L available upon execution of a Confidentiality Agreement. (id:6289)

Essential Information

Listings #	40758520
Price	\$2,250,000
Bathrooms	0.00
Square Footage	8,900
Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	112 Margaret Avenue
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Subdivision	114 - Uptown Waterloo/North Ward
City	Kitchener
Province	Ontario
Postal Code	N2H4H6

Amenities

Amenities	Park, Schools
Features	Laundry- Coin operated
Parking Spaces	7

Interior

Appliances	Water softener
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 November 2nd, 2025 at 12:01am PDT