

\$3,275,000 - 141 Kipling Avenue, Kitchener

MLS® #40758535

\$3,275,000

0 Bedroom, 0.00 Bathroom, 18,150 sqft

Multi-family on 0.00 Acres

325 - Forest Hill, Kitchener, Ontario

Rockway low-rise with stable in-place income and clear mark-to-market upside. 16 suites (10—2BR, 5—1BR, 1—3BR) in a 1980 walk-up, separately metered hydro, gas-furnace common systems, and roof replaced Oct 2023. Several suites have been updated with modern finishes; others remain in clean, rent-ready condition—ideal for an investor to capture organic rent growth on turnover without a heavy CapEx program. On-site laundry (2), 16 storage lockers, and 17 surface parking stalls. Family-friendly pocket near parks, schools, Fairway shopping, and transit including Courtland buses & Block Line LRT. R-6 zoning. Strong tenant appeal today with additional upside through suite refreshes as leases roll. (id:6289)

Essential Information

Listing #	40758535
Price	\$3,275,000
Bathrooms	0.00
Square Footage	18,150
Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	141 Kipling Avenue
Subdivision	325 - Forest Hill



City	Kitchener
Province	Ontario
Postal Code	N2C2B8

Amenities

Amenities	Public Transit, Schools
Features	Laundry- Coin operated
Parking Spaces	18

Interior

Heating	Natural gas
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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