## \$3,100,000 - 44 Weber Street W, Kitchener

MLS® #40758545

## \$3,100,000

0 Bedroom, 0.00 Bathroom, 14,000 sqft Multi-family on 0.00 Acres

212 - Downtown Kitchener/East Ward, Kitchener, Ontario

Elegant and income-producing, this beautifully renovated Victorian mansion in the heart of Downtown Kitchener offers 17 fully tenanted suites with modern finishes and historic charm. Originally built in 1897 and fully converted in 1998, the property blends oversized original trim, high ceilings, and period architecture with contemporary upgrades including new kitchens, stainless steel appliances, and luxury plank flooring. The diverse unit mixâ€"4 one-bedrooms, 12 bachelors, and 1 two-bedroomâ€"caters to a broad tenant base. Situated steps from the ION LRT, Victoria Park, and the city's cultural and tech hubs, 44 Weber delivers stable rental income, strong curb appeal, and turn-key operations with no immediate capital requirements. (id:6289)

## **Essential Information**

Listing # 40758545
Price \$3,100,000

Bathrooms 0.00
Square Footage 14,000

Acres 0.00

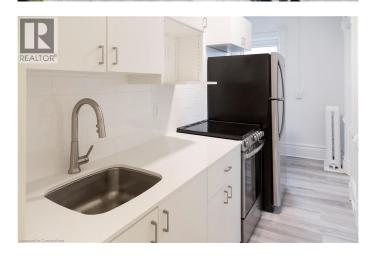
Type Multi-family Sub-Type Freehold

## **Community Information**

Address 44 Weber Street W







Subdivision 212 - Downtown Kitchener/East Ward

City Kitchener

Province Ontario
Postal Code N2H3Z2

**Amenities** 

Amenities Park, Schools, Shopping Features Laundry- Coin operated

Parking Spaces 16

Interior

Appliances Water softener

Heating Natural gas

Cooling None

# of Stories 2

Has Basement Yes

**Exterior** 

Exterior Brick

**Listing Details** 

Listing Office Real Broker Ontario Ltd.





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