

# \$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 mix—4 one-bedrooms, 12 bachelors, and 1 two-bedroom—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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