

\$649,000 - 280 Lester Street Unit# 116, Waterloo

MLS® #40759992

\$649,000

0 Bedroom, 0.00 Bathroom, 558 sqft

Other on 0.00 Acres

417 - Beechwood/University, Waterloo, Ontario

This unit is currently tenanted with a lease (5 years) in place until November 2028, and rent escalates annually from \$4,350.50/month now to \$5,791.25/month in the final year. Net annual income averages ~\$40,293 over the next 3.5 years, resulting in a strong ~6.21% cap rate. There is a 5 year renewal option in the lease. Given the location, secure cash flow, and minimal upkeep, this property would appeal greatly to passive investors. Why Invest? - Long-term, escalating lease in place - Low operational burden - Strong rental growth outlook - Located in high-demand core Perfect for hands-off investors seeking passive income and asset appreciation (id:6289)



Essential Information

Listing #	40759992
Price	\$649,000
Bathrooms	0.00
Square Footage	558
Acres	0.00
Type	Other
Sub-Type	Condominium

Community Information

Address	280 Lester Street Unit# 116
Subdivision	417 - Beechwood/University
City	Waterloo

Province

Postal Code

Interior

of Stories

Exterior

Exterior

Listing Details

Listing Office

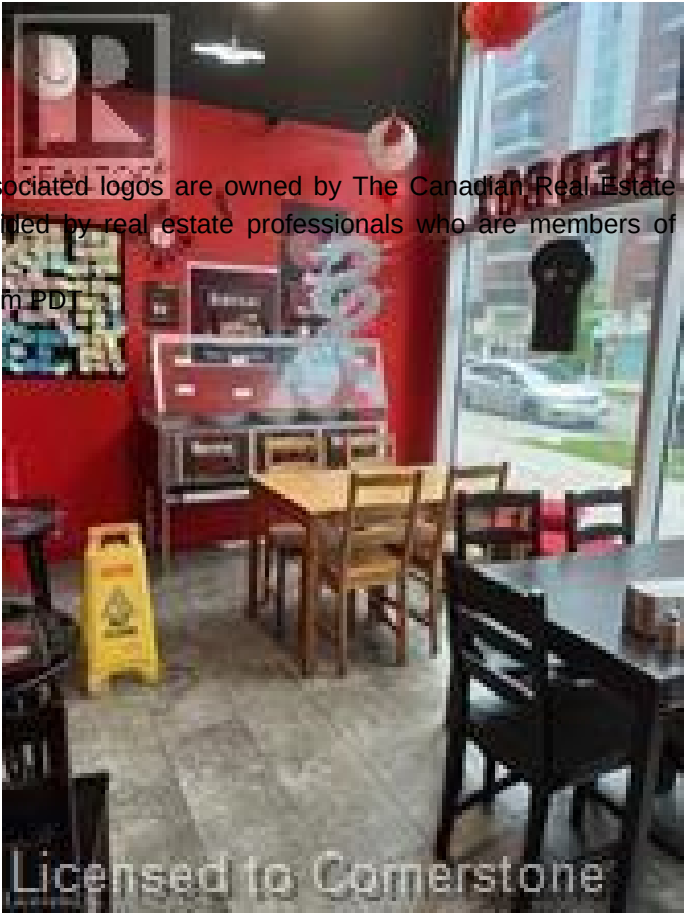
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