

# \$985,000 - 62 Moore Avenue, Kitchener

MLS® #40762064

## \$985,000

6 Bedroom, 3.00 Bathroom, 2,400 sqft

Multi-family on 0.00 Acres

212 - Downtown Kitchener/East Ward,  
Kitchener, Ontario

Legal triplex in central Kitchener with stable current income and flexible living options. Offering approx. 2,400 sq. ft. across three self-contained units, this property has been upgraded with 100-amp service in each unit, vinyl windows, roof and eaves, updated stairwells, resurfaced driveway and cement walkways, fire-rated doors, and refreshed kitchens and bathrooms with acrylic bath fitters and updated flooring. Coin-operated laundry provides additional income. Owner pays heat and water, while tenants cover their own hydro usage through separate panels. Conversion to separate utility metering is straightforward, creating further long-term value. The property includes a paved parking lot for three cars plus an available fourth spot near the front entrance. This setup offers excellent versatility for investors, those looking to live in one unit while renting the others to offset their mortgage, or for multi-generational families seeking separate yet connected living spaces. Ideally located within a Major Transit Station Area and walking distance to downtown Kitchener, the LRT, Google, and other major employers, this triplex provides stable income today with strong future potential in one of the region's fastest-growing corridors.

(id:6289)

Built in 1961

## Essential Information



|                |              |
|----------------|--------------|
| Listing #      | 40762064     |
| Price          | \$985,000    |
| Bedrooms       | 6            |
| Bathrooms      | 3.00         |
| Square Footage | 2,400        |
| Acres          | 0.00         |
| Year Built     | 1961         |
| Type           | Multi-family |
| Sub-Type       | Freehold     |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 62 Moore Avenue                    |
| Subdivision | 212 - Downtown Kitchener/East Ward |
| City        | Kitchener                          |
| Province    | Ontario                            |
| Postal Code | N2H3S3                             |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Hospital, Place of Worship, Public Transit |
| Features       | Laundry- Coin operated                     |
| Parking Spaces | 3                                          |

### Interior

|              |                               |
|--------------|-------------------------------|
| Heating      | Natural gas Baseboard heaters |
| Cooling      | None                          |
| # of Stories | 2                             |
| Has Basement | Yes                           |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Brick Veneer |
|----------|--------------|

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|



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Listing information last updated on October 27th, 2025 at 12:01pm PDT