

\$699,999 - 156 Grand Avenue S, Cambridge

MLS® #40765115

\$699,999

1 Bedroom, 0.00 Bathroom, 2,199 sqft

Multi-family on 0.00 Acres

12 - St Andrews/Southwood, Cambridge, Ontario

Looking for a strong investment opportunity with reliable income and long-term upside? This fully tenanted triplex offers almost 2,200 sq ft of living space and is located on a quiet dead-end street with the Grand River and walking trails just steps away. Within minutes of downtown Galt and neighboring the vibrant Gaslight District, this A+ location combines historic character with every amenity tenants could ask for. The property features 2 x 1-bedroom units—one at the rear and one on the main level—as well as a spacious 2-bedroom unit on the upper floor. The main house (upper and lower units) shares utilities, while the rear unit is fully self-contained with separate utilities. Currently 100% occupied with tenants in good standing, this property provides investors with immediate cash flow and minimal vacancy risk. Its central location ensures strong tenant demand, with close proximity to schools, parks, shopping, restaurants, and public transit. Additional highlights include 5 on-site parking spaces, shared green space, and future growth potential in one of the region's fastest developing areas. (id:6289)



Essential Information

Listing # 40765115

Price \$699,999

Bedrooms	1
Bathrooms	0.00
Square Footage	2,199
Acres	0.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	156 Grand Avenue S
Subdivision	12 - St Andrews/Southwood
City	Cambridge
Province	Ontario
Postal Code	N1S2M4

Amenities

Amenities	Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Cul-de-sac, Conservation/green belt
Parking Spaces	7
Parking	Visitor Parking

Interior

Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Brick
Foundation	Stone

Listing Details

Listing Office	Flux Realty
----------------	-------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 21st, 2025 at 2:16pm PDT