

\$799,900 - 200 Waterloo Avenue, Guelph (downtown)

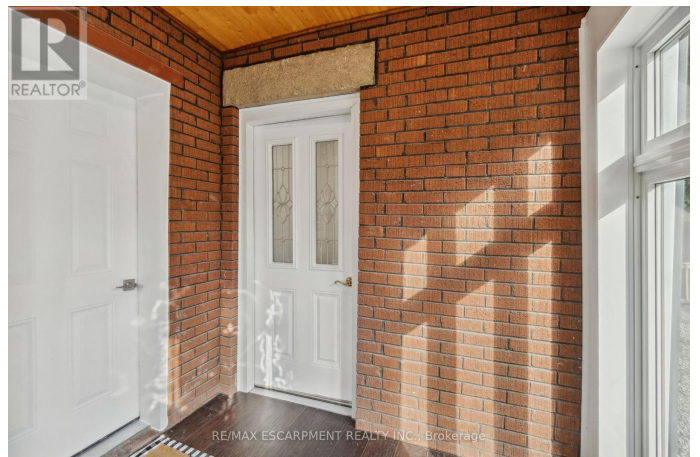
MLS® #X12330949

\$799,900

2 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

Downtown, Guelph (downtown), Ontario

LEGAL DUPLEX! Welcome to 200 Waterloo Avenue, Guelph a prime opportunity for savvy investors seeking immediate cash flow and long-term appreciation in one of the city's most desirable rental corridors. This fully updated legal duplex is ideally located just minutes from the University of Guelph, offering unparalleled access to a thriving student population and consistent rental demand. The main floor unit features a bright and functional layout complete with a spacious living room, dining area, and a beautifully finished kitchen with a separate entrance. It also includes a generously sized bedroom, in-suite laundry, and exclusive access to the basement for additional storage space. This unit is currently rented, providing immediate income for the new owner. The upper unit boasts its own private entrance and offers a comfortable one-bedroom layout plus a den - perfect as a home office or study area. With a full kitchen, stylish finishes, and in-suite laundry, this unit is turnkey and currently available for lease, allowing flexibility for investors or multi-generational living. Parking is a breeze with space for three vehicles, and the property has undergone recent updates, ensuring minimal maintenance and maximum appeal for quality tenants. Located on a direct bus route and within close proximity to downtown Guelph, major highways, restaurants, shopping, and everyday conveniences, this duplex offers the accessibility today's renters demand. With Guelph's vacancy rates



consistently below 2% and the universitys limited on-campus housing, this property is perfectly positioned to capitalize on the citys booming rental market. Whether you're an experienced investor or just entering the student rental space, 200 Waterloo Avenue is a smart, strategic, and income-generating asset you wont want to miss. (id:6289)

Essential Information

Listing #	X12330949
Price	\$799,900
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Multi-family

Community Information

Address	200 Waterloo Avenue
Subdivision	Downtown
City	Guelph (downtown)
Province	Ontario
Postal Code	N1H3J5

Amenities

Utilities	Cable, Electricity
Parking Spaces	3
Parking	No Garage

Interior

Appliances	Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Lot Description	40 x 54.4 FT

Foundation

Stone

Listing Details

Listing Office

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