

\$3,275,000 - 141 Kipling Avenue, Kitchener

MLS® #X12334225

\$3,275,000

0 Bedroom, 0.00 Bathroom, 18,150 sqft

Multi-family on 170.00 Acres

N/A, Kitchener, Ontario

Rockway low-rise with stable in-place income and clear mark-to-market upside. 16 suites (102BR, 51BR, 13BR) in a 1980 walk-up, separately metered hydro, gas-furnace common systems, and roof replaced Oct 2023. Several suites have been updated with modern finishes; others remain in clean, rent-ready condition ideal for an investor to capture organic rent growth on turnover without a heavy CapEx program. On-site laundry (2), 16 storage lockers, and 17 surface parking stalls. Family-friendly pocket near parks, schools, Fairway shopping, and transit including Courtland buses & Block Line LRT. R-6 zoning. Strong tenant appeal today with additional upside through suite refreshes as leases roll. (id:6289)

Essential Information

Listing #	X12334225
Price	\$3,275,000
Bathrooms	0.00
Square Footage	18,150
Acres	170.00
Type	Multi-family

Community Information

Address	141 Kipling Avenue
Subdivision	N/A
City	Kitchener



Province Ontario
Postal Code N2C2B8

Interior

Heating Natural gas Forced air
Cooling None

Listing Details

Listing Office REAL BROKER ONTARIO LTD.



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Listing information last updated on October 23rd, 2025 at 9:46pm PDT