

\$2,250,000 - 112 Margaret Avenue, Kitchener

MLS® #X12334308

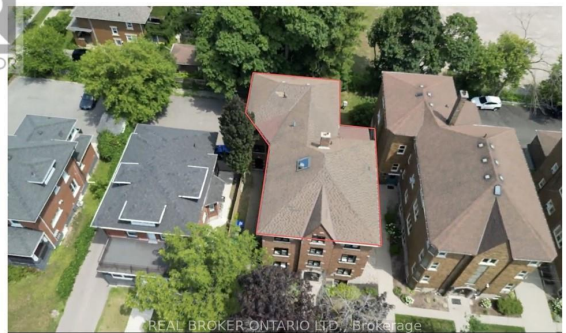
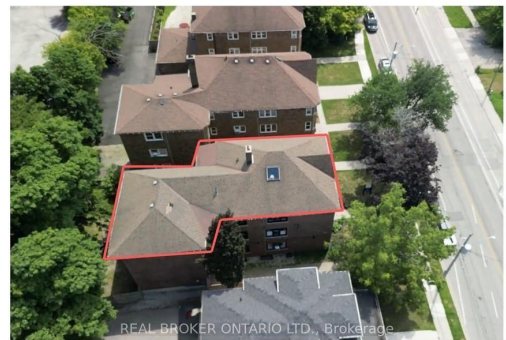
\$2,250,000

0 Bedroom, 0.00 Bathroom, 8,900 sqft

Multi-family on 49.50 Acres

N/A, Kitchener, Ontario

Charming 12-unit brownstone in Kitcheners sought-after Mount Hope neighborhood, steps to the ION LRT, Kitchener GO Station, hospitals, parks, and downtown amenities. Built in 1942 and extensively updated, the property features all one-bedroom suites with modern kitchens, stainless steel appliances, luxury plank flooring, and on-site laundry. Current NOI \$110,733, representing a 5% cap rate at asking price. Seven surface parking spaces (off-site). Strong rental demand from professionals, healthcare workers, and students. HST in addition to purchase price where applicable. Confidential rent roll and P&L available upon execution of a Confidentiality Agreement. (id:6289)



Essential Information

Listing #	X12334308
Price	\$2,250,000
Bathrooms	0.00
Square Footage	8,900
Acres	49.50
Type	Multi-family

Community Information

Address	112 Margaret Avenue
Subdivision	N/A
City	Kitchener
Province	Ontario

Postal Code N2H4H6

Interior

Appliances Water Heater

Heating Radiant heat

Cooling None

Listing Details

Listing Office REAL BROKER ONTARIO LTD.



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 23rd, 2025 at 9:46pm PDT