

\$700,000 - 62 Greendale Crescent, Kitchener

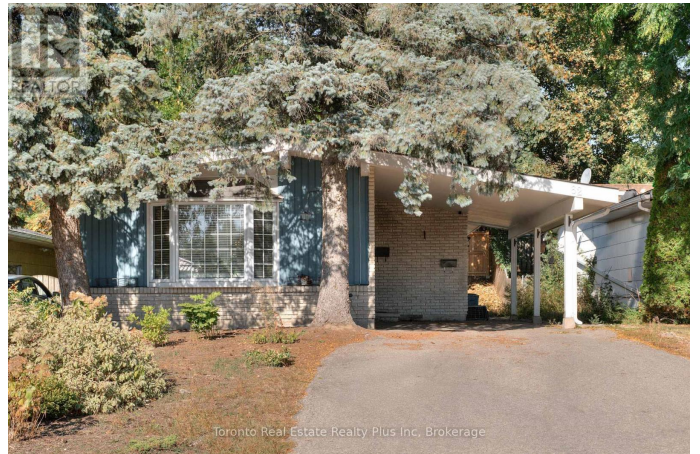
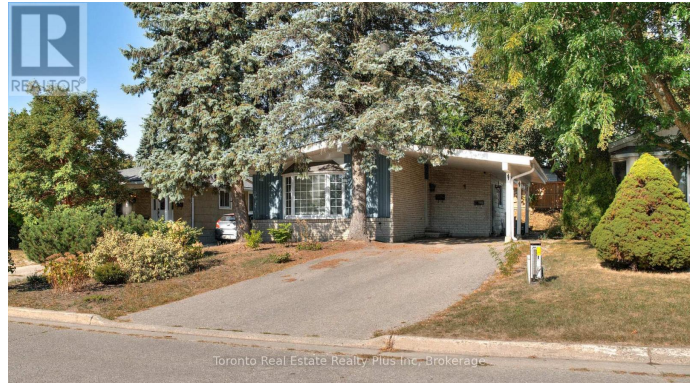
MLS® #X12418615

\$700,000

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

N/A, Kitchener, Ontario

Legal Duplex Investment Every strong portfolio starts with the right property, the kind of investment that generates income today while positioning you for long-term growth. 62 Greendale Crescent is exactly that: a fully permitted, legal duplex with proven rental income, market demand, and the fundamentals investors look for. The upper 2-bedroom unit is already leased at \$2,100 per month, providing stable cash flow from day one. The lower 2-bedroom suite, with its own entrance and full layout, is vacant and ready for a new tenant at approximately \$1,900\$2,100 per month or it can serve as an ideal in-law arrangement while maintaining income from upstairs. With projected annual rents of approximately \$48,000 and manageable operating expenses, investors can expect a cap rate in the 5 percent range. With financing available at current interest rates around 4 percent, cash-on-cash returns project in the low-to-mid single digits, with realistic potential for positive monthly cash flow. These are the fundamentals that matter, and they are rarely found at this level in today's market. Unlike many competing listings, this property is already legally compliant, offers parking for five vehicles, a fenced yard, and a low-maintenance setup. Its location near schools, shopping, transit, and highway access further ensures ongoing tenant demand and long-term stability. For first-time investors or those adding to a growing portfolio, 62 Greendale Crescent represents



more than just a duplex it is an opportunity to secure reliable returns, build equity, and take the next step toward financial growth with confidence. (id:6289)

Essential Information

Listing #	X12418615
Price	\$700,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Multi-family
Style	Bungalow

Community Information

Address	62 Greendale Crescent
Subdivision	N/A
City	Kitchener
Province	Ontario
Postal Code	N2A2R6

Amenities

Amenities	Place of Worship, Schools, Ski area
Parking Spaces	5
Parking	Carport, No Garage
# of Garages	1

Interior

Appliances	Water softener, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Aluminum siding, Brick
Lot Description	40 x 100 Acre
Foundation	Poured Concrete

Listing Details

Listing Office

Toronto Real Estate Realty Plus Inc



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