

112 Margaret Avenue, Kitchener-Waterloo, ON

5% Cap Rate

Walking distance to transit

Close to hospitals & universities

FOR SALE

INVESTMENT SUMMARY Charming Brownstone

Steps to Transit, Hospitals and Downtown

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REAL COMMERCIAL GROUP

Real Estate. Real Solutions.



The Opportunity

Real Commercial Group is pleased to present the exclusive opportunity to acquire **112 Margaret Avenue** - a charming, renovated brownstone in Kitchener's desirable Mount Hope neighbourhood. Ideally located just steps from the Kitchener GO Station, ION LRT, major hospitals, and downtown university campuses, this asset offers strong, stable rental demand from professionals, students, and long-term tenants alike.

BUILDING DETAILS

Legal Description	PLAN 34 PT LOT 3 PT LOT 4
Lot Size	4,857 SF
GBA	8,900 SF
Year Built	1942
Heating Type	Radiators (hot water)
Hot Water Source	Shared system
Parking	7 Surface spaces (off site)
Laundry	2 Units
Storage	No
Management	Effort Trust
Zoning	RES-5
Total Units	12

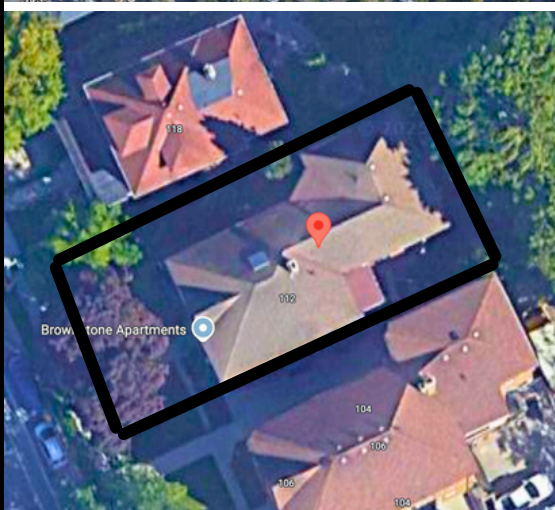
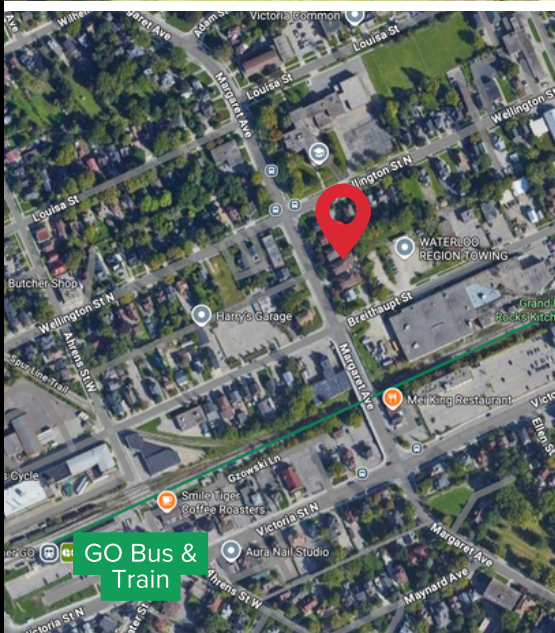
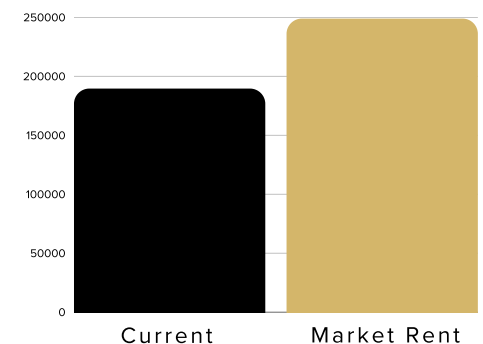
KEY FINANCIAL METRICS

Cap Rate	5%
Current Annual Rent	\$189,650
Current NOI	\$110,733
Sale Price	\$2,250,000
\$/Suite	\$187,500

SUITE MIX

TYPE	UNITS	IN-PLACE RENT	MARKET RENT	GAP TO RENT
1-Bed	12	\$1,317	\$1,750	\$433

Rent Comparison





Charming 12-unit red-brick brownstone in Kitchener's **Mount Hope**, steps from transit, hospitals, and downtown.

- **Charming Suites:** modern 1-bedroom apartments in a classic 1940s brick building, featuring hardwood floors and tile.
- **Desirable Living Experience** with on-site laundry, parking, and stylish finishes - designed to attract long-term, quality tenants.
- **Unbeatable Central Location** just minutes from downtown Kitchener, the LRT, parks, and top universities - perfect for professionals, health care workers, and students.

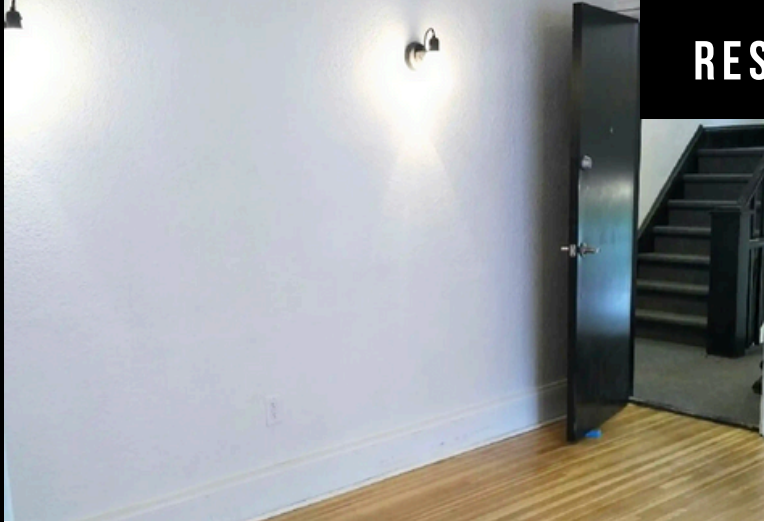
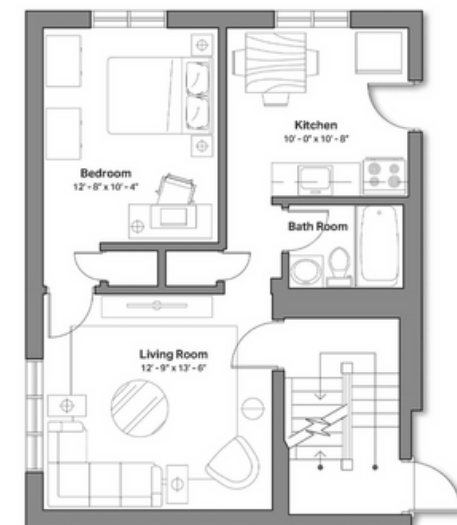
SUITE MIX

12

1-Bedroom

Unit Features

- ✓ Parking
- ✓ On-site Laundry
- ✓ New Kitchens
- ✓ Luxury Plank Flooring
- ✓ Stove, Fridge
- ✓ Stainless Steel Appliances





Groceries & Shopping
Market Square



Transit
Kitchener GO Station



Drive to Universities
University of Waterloo



Culture
"THEMUSEUM"

The Waterloo Region is **Canada's 3rd fastest-growing community**, outpacing major cities like Toronto and Montreal in population growth

Established Neighbourhood

Situated in Mount Hope - one of Kitchener's desirable walkable neighbourhoods. There is a strong community character, tree-lined streets, and proximity to everyday amenities and urban conveniences.

Healthcare & University Proximity

Ideally located to capture tenant demand from the region's largest employers, including KW Hospital at Midtown (20-minute walk), Grand River Hospital (5-minute drive), and St. Mary's Hospital (10 minutes away). Also a short 10-min drive to the main campuses of the University of Waterloo and Wilfrid Laurier.

Seamless Transit & Connectivity

Steps from the ION LRT, Kitchener GO Station, and major bus routes, with quick access to arterial roads and highways, the property offers unmatched regional connectivity - enhancing rental appeal for commuters and city workers.



112 Margaret Avenue

Grocery Stores

Transit

Parks

Hospital

University

Arts and Culture

112 Margaret Avenue Kitchener-Waterloo, ON

Multi-Residential

Offering Guidelines

To facilitate evaluation, offers should include the following information:

- Proposed Purchase Price
- Legal Name of the Purchaser
- Names of Ultimate Beneficial Owners and Ownership Percentages
- Evidence of Financial Capability to Complete the Transaction
- Confirmation that the Property Will Be Purchased on an "As-Is, Where-Is" Basis
- Proposed Conditions and Transaction Timeline
- Delivery Details for Legal Notices (email & mailing address)

Offers may be submitted using a Letter of Intent or Agreement of Purchase and Sale. The Vendor reserves the right to accept or reject any offer and may remove the property from the market at its sole discretion.

Data Room Material

A data room has been prepared and access will be granted upon receipt of a signed Confidentiality Agreement. Please contact the listing agents to initiate this process.

This brochure is provided for informational purposes only and is not an offering or binding agreement. All information is believed to be accurate but is not guaranteed. Buyers must conduct their own due diligence. This material is confidential and may not be shared or reproduced without written consent from Real Commercial Group, operating under Real Broker Ontario Ltd.

Please contact listing agents to discuss pricing

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The Vendor has retained Real Commercial Group, operating under Real Broker Ontario Ltd., to act as exclusive advisor for the sale of this Property.