

141 Kipling Avenue, Kitchener-Waterloo, ON

Turnkey suites

Family neighbourhood

Walking distance to transit

FOR SALE

INVESTMENT SUMMARY Fully Tenanted Low-Rise with Reliable Rental Income

Ilan Friedner

Sales Representative

C: 905-519-4847

ilan@realcommercial.ca

Jeff Margolis

Sales Representative

C: 416-670-5998

jeff@realcommercial.ca



REAL COMMERCIAL GROUP

Real Estate. Real Solutions.



The Opportunity

Real Commercial Group has been exclusively retained to advise on the sale of **141 Kipling Avenue** - a fully tenanted low-rise apartment building in the heart of Rockway. This property presents a rare opportunity to acquire a stabilized, turnkey asset featuring modern suites, strong tenant appeal, and long-term value - without the need for immediate capital expenditures.

BUILDING DETAILS

Legal Description	PLAN 695 PT LOT 1 PT LOT 2
Age of Roof	October 2023
Lot Size	20,691 SF
GBA	18,156 SF
Year Built	1980
Heating Type	Gas furnace
Hot Water Source	Shared system
Hydro Metering	Separate meters
Parking	17 Surface spaces
Laundry	2 Units
Storage	16 Storage lockers
Management	Effort Trust
Zoning	R-6
Total Units	26

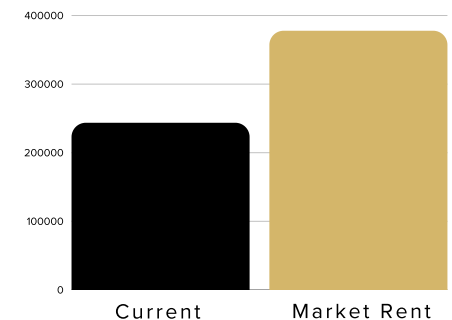
KEY FINANCIAL METRICS

Cap Rate	4.5%
Current Annual Rent	\$243,649
Current NOI	\$138,412
Sale Price	\$3,275,000
\$/Suite	\$204,688

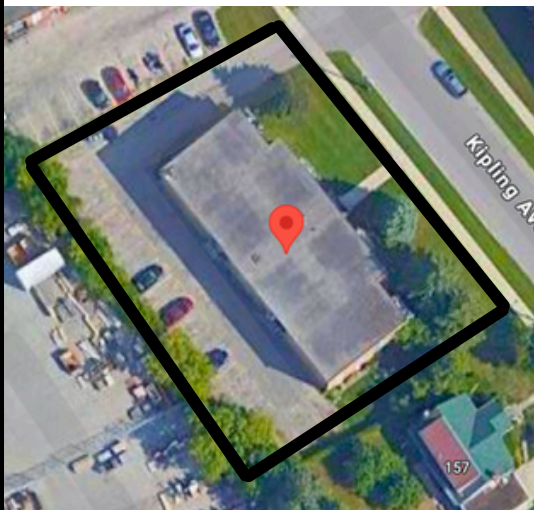
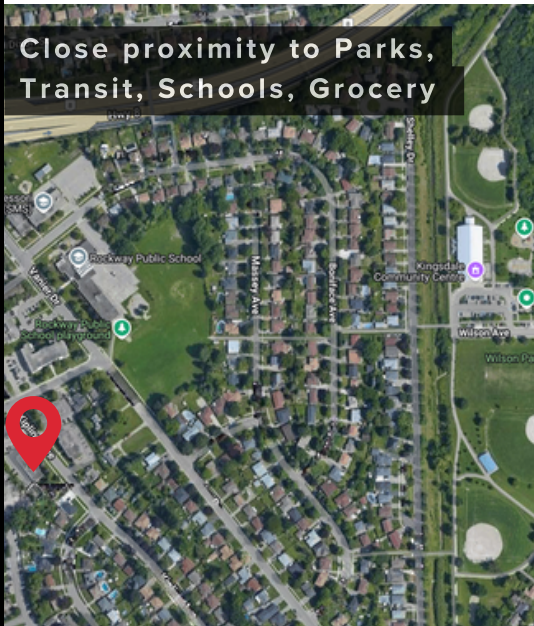
SUITE MIX

TYPE	UNITS	IN-PLACE RENT	MARKET RENT	GAP TO RENT
1-Bed	10	\$1,152	\$1,750	\$598
2-Bed	15	\$1,169	\$2,250	\$1,081
3-Bed	1	\$1,409	\$2,400	\$991

Rent Comparison



Close proximity to Parks,
Transit, Schools, Grocery





Value meets modern living at the gateway to downtown Kitchener.

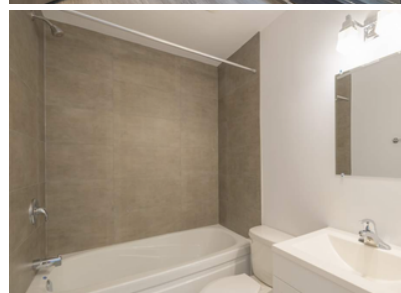
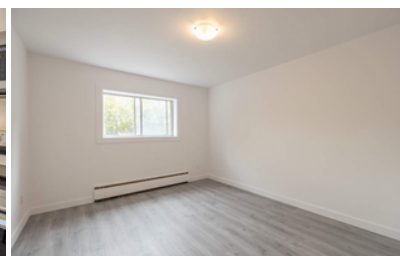
- **Modern 1–3 bedroom units** with quartz countertops, stainless steel appliances, and vinyl flooring.
- **Prime Rockway location** near downtown, parks, transit, and major amenities. Close to schools and community centres, perfect for families.
- **Strong rental appeal** with competitive rents, large balconies, and on-site parking and laundry.

SUITE MIX

10	1-Bedroom
15	2-Bedroom
1	3-Bedroom

Unit Features

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





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

Well-established Neighbourhood

This apartment building benefits from a wonderful residential neighbourhood with convenient access to a wide range of amenities.

Ideal Family Location

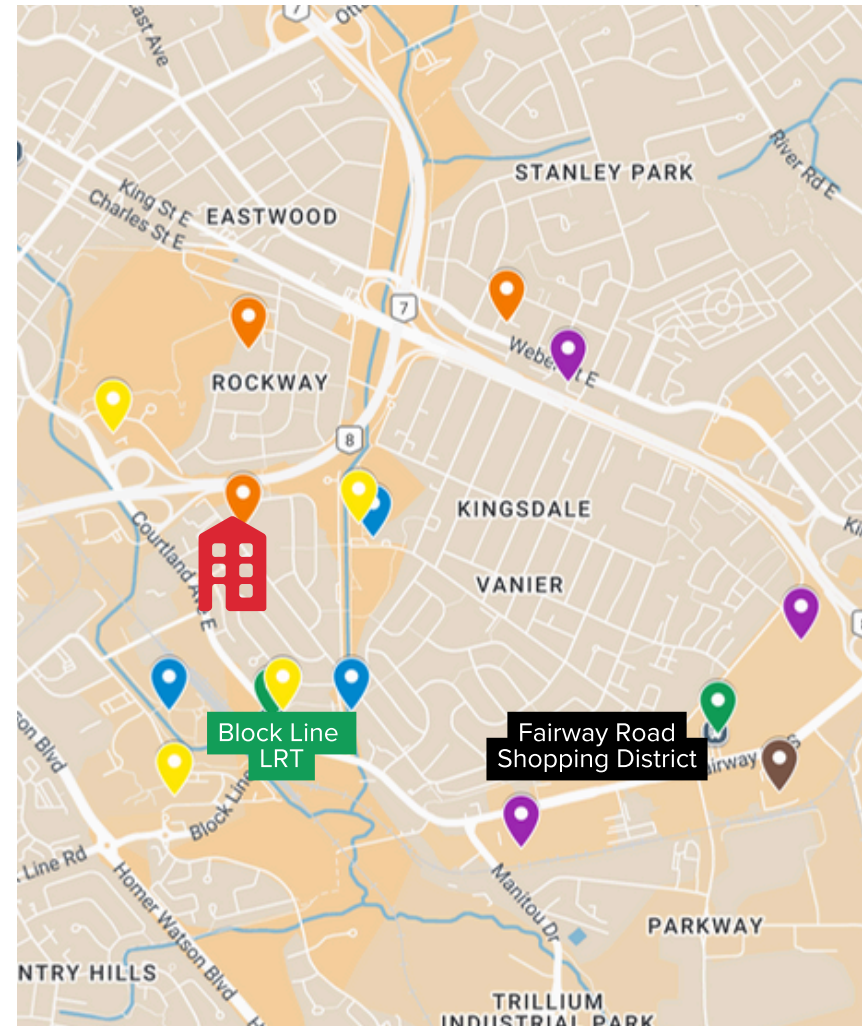
Close to schools, making it ideal for families, and in walking distance to the public library, community centers, and recreational facilities.

Shopping & Entertainment

Just minutes away, **Fairway Road** with extensive shopping and dining options including grocery stores (Food Basics), big-box retailers (Walmart), and local eateries (Starbucks), cinema (Cineplex).

Walkable Transit

Excellent transit - including buses along Courtland Avenue East and the Block Line LRT Station - as well as nearby arterial roads provide seamless connectivity across the city, further enhancing the appeal of this location for both residents and investors.



141 Kipling Avenue

Grocery Stores

LRT Stops

Parks

Schools

Community Centres

Cinemas

Fairway Road
Entertainment & shopping

Schools
Family friendly

Transit
Block Line LRT

141 Kipling 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

Ilan Friedner

Sales Representative

C: 905-519-4847

ilan@realcommercial.ca

Registered with Real Broker Ontario Ltd., Brokerage

Jeff Margolis

Sales Representative

C: 416-670-5998

jeff@realcommercial.ca

Registered with Real Broker Ontario Ltd., Brokerage



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