

21 Balfour Crescent, Kitchener-Waterloo, ON

5% Cap Rate  
Turnkey suites  
Family neighbourhood  
Walking distance to transit



FOR SALE

# INVESTMENT SUMMARY Fully Tenanted Low-Rise with Strong Rental Income

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REAL COMMERCIAL GROUP  
Real Estate. Real Solutions.



## The Opportunity

Real Commercial Group has been exclusively retained to advise on the sale of **21 Balfour Crescent** - a fully tenanted low-rise in Vanier, just steps from shopping on Fairway Road and rapid transit at the Fairway LRT Station. This is a rare opportunity to acquire a stabilized, turnkey asset with modern suites, strong tenant appeal, and long-term value.

### BUILDING DETAILS

Legal Description	PLAN 1404 BLK B
Age of Roof	November 2023
Lot Size	21,039 SF
GBA	16,336 SF
Year Built	1975
Heating Type	Baseboard heaters
Hot Water Source	Shared system
Hydro Metering	Partially separate
Parking	17 Surface spaces
Laundry	4 Units
Storage	16 Storage lockers
Management	Effort Trust
Zoning	R-6
Total Units	15

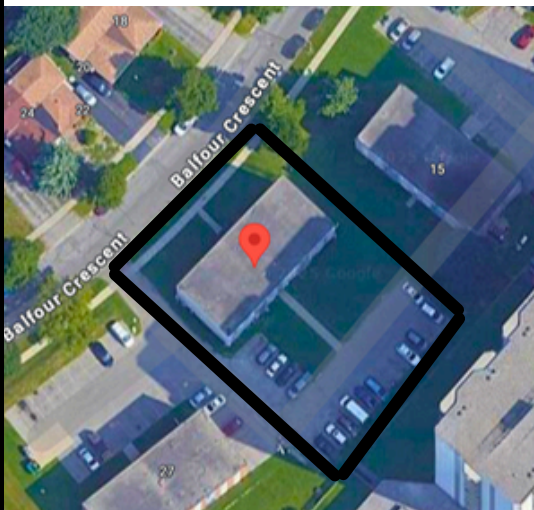
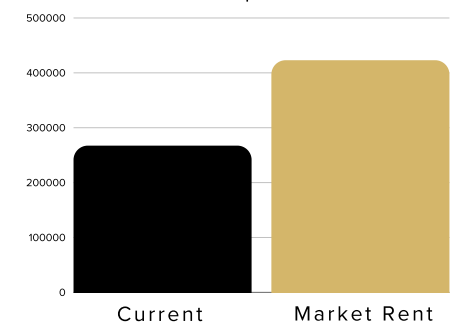
### KEY FINANCIAL METRICS

Cap Rate	5%
Current Annual Rent	\$267,360
Current NOI	\$ 167,215
Sale Price	\$3,495,000
\$/Suite	\$194,167

### SUITE MIX

TYPE	UNITS	IN-PLACE RENT	MARKET RENT	GAP TO RENT
2-Bed	15	\$1,485	\$2,350	\$865

Rent Comparison





Updated suites steps from transit, shopping, and schools - perfectly positioned for **strong, reliable rental demand.**

- **Fully updated units:** Fully renovated suites featuring new flooring, appliances, fixtures, and modern finishes - designed to reduce turnover and attract quality tenants.
- **Excellent transit and walkability:** Situated ~400 m from the Fairway ION LRT station, with a Walk Score of 80/100, plus close proximity to shops and restaurants.
- **Family-friendly setting:** Located near schools, parks, and community amenities-ideal for attracting long-term tenants including families and professionals.

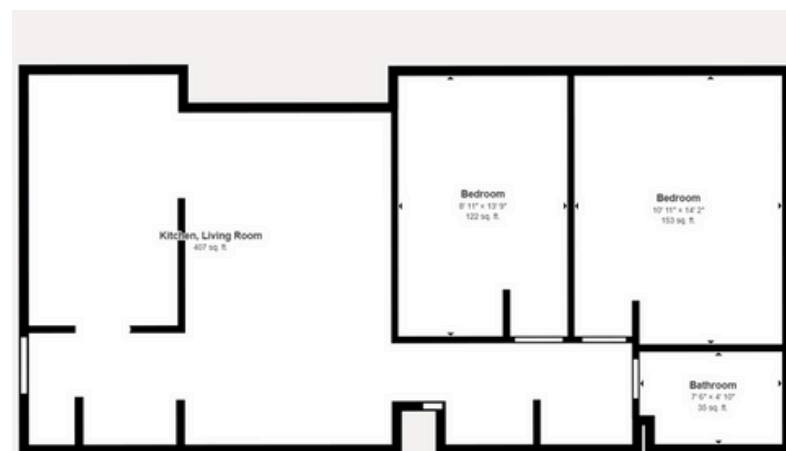
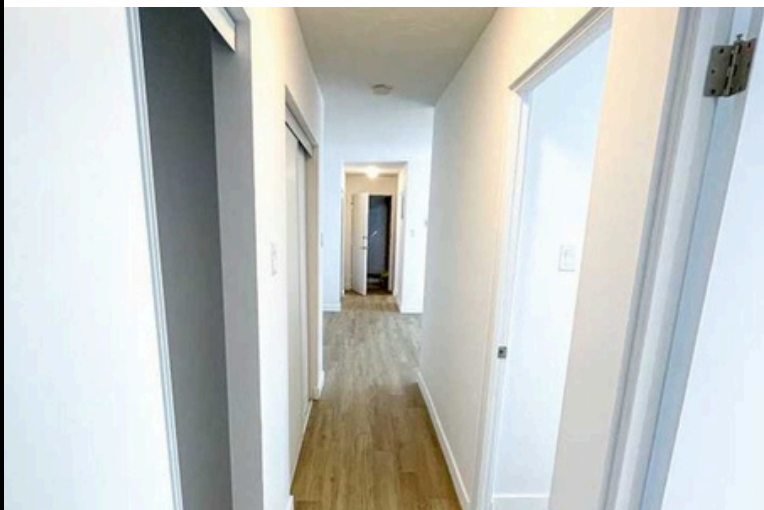
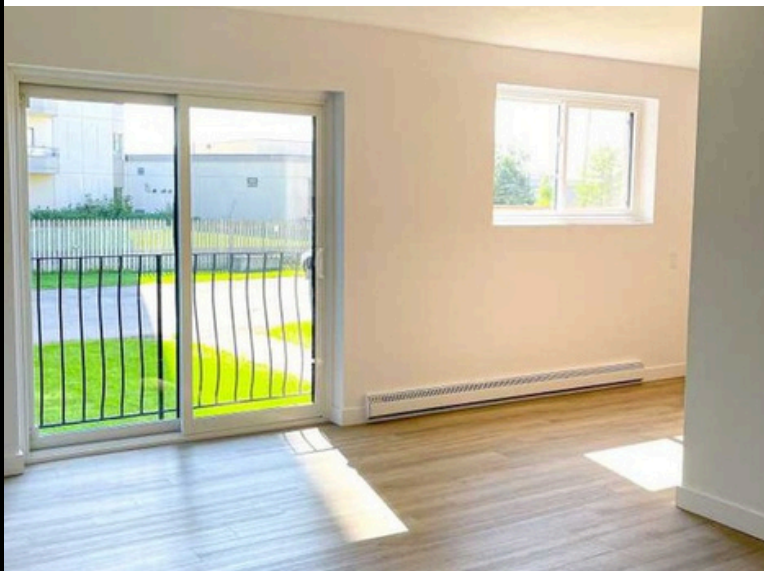
## SUITE MIX

15

2-Bedroom

## Unit Features

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







**Fairway Road**  
Entertainment & shopping



**Schools**  
Family friendly



**Transit**  
Fairway LRT

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

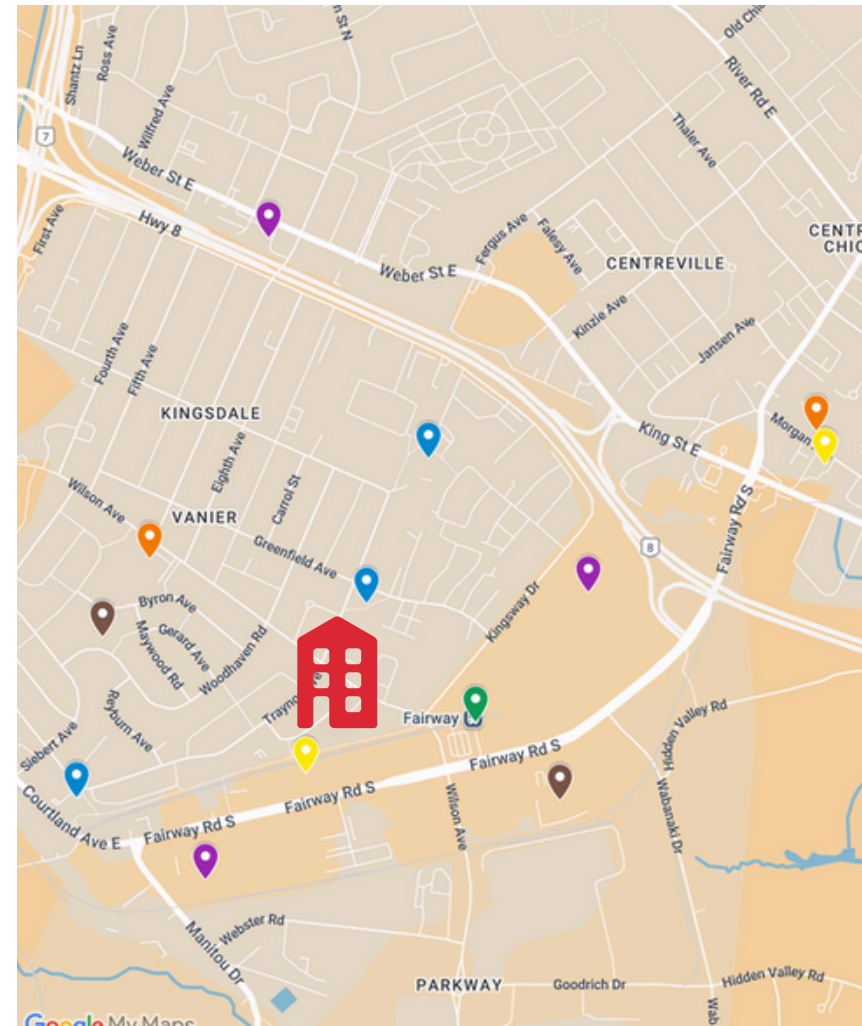
Close to schools, making it ideal for families, and in walking distance to the public library, community centers, and recreational facilities.

### 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 and the Fairway 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.



21 Balfour  
Crescent

Grocery Stores

LRT Stops

Parks

Schools

Community Centres

Arts and Culture

# 21 Balfour Crescent 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.

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***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.