

228 & 236 Margaret Avenue,
Kitchener-Waterloo, ON

Includes commercial unit
Recent renovations
Family neighbourhood
Walking distance to transit



INVESTMENT SUMMARY Prime Mixed-Use Asset with Renovated Suites and Strong Upside

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REAL COMMERCIAL GROUP

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The Opportunity

Real Commercial Group has been exclusively retained to advise on the sale of **228 & 236 Margaret Avenue**. Prime mixed-use investment in Kitchener's sought-after Mount Hope neighbourhood, featuring renovated residential suites and a reimagined commercial space just steps from transit, hospitals, and downtown employers.

BUILDING DETAILS

Legal Description	PLAN 749 PT LOT 39 PLAN 749 PT LOT 39 PT LANEWAY AND RP 58R-3772 PART 7
Lot Size	23,920 SF
GBA	3,582 SF 6,119 SF
Year Built	1958 1960
Heating Type	Baseboard heaters
Hot Water Source	Separate, not in unit
Parking	13 Surface spaces
Laundry	2 Units
Storage	No
Management	Effort Trust
Zoning	COM-1
Total Units	15

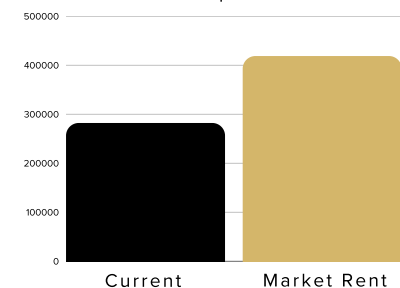
KEY FINANCIAL METRICS

Cap Rate	5.75%
Current Annual Rent	\$282,306
Current NOI	\$192,074
Sale Price	\$3,350,000
\$/Suite	\$223,333

SUITE MIX

TYPE	UNITS	IN-PLACE RENT	MARKET RENT	GAP TO RENT
1-Bed	10	\$1,546	\$1,700	\$154
2-Bed	3	\$1,359	\$2,200	\$841
3-Bed	1	\$1,578	\$2,600	\$1,022
Commercial	1	\$3,300	\$4,300	\$1,000

Rent Comparison





Bright, conveniently located suites with **designer finishes and functional layouts** - turnkey units that stand out and rent with ease.

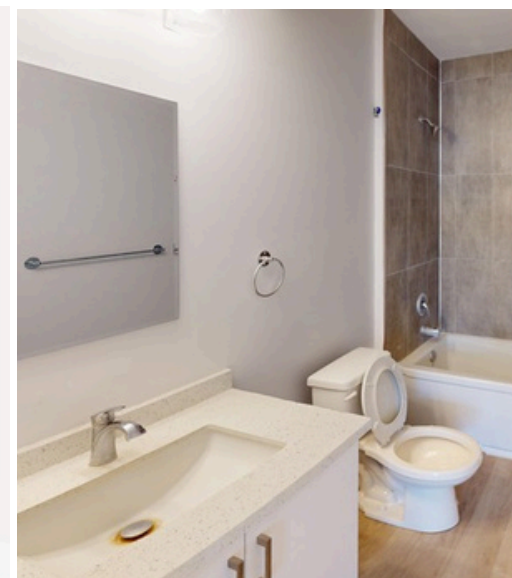
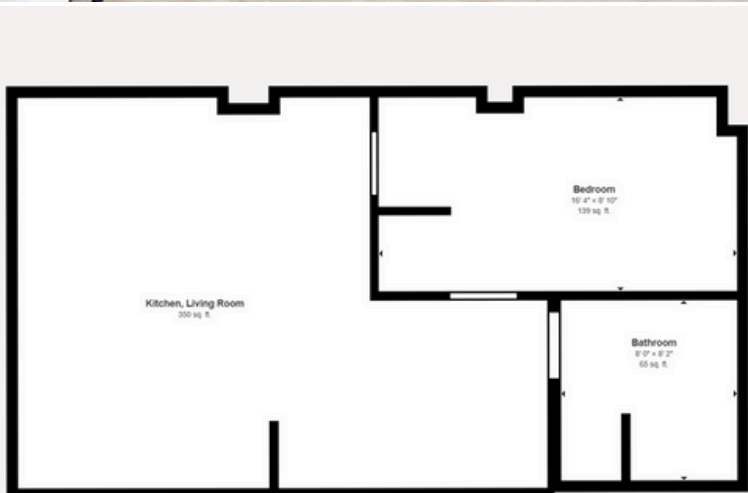
- **Strategic Uptown Location** steps from Downtown Kitchener and Uptown Waterloo, with excellent transit, walkability, and access to major employers and institutions.
- **Mixed-Use Redevelopment Potential** combined frontage includes residential and a commercial unit, offering a rare assembly opportunity for mixed-use or mid-rise development in a designated intensification zone.
- **Income-Producing with Upside** existing tenancies provide stable holding income, with value-add potential through upgrades or repositioning during the planning phase.

SUITE MIX

10	1-Bedroom
3	2-Bedroom
1	3-Bedroom
1	Commercial

Unit Features

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





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.



228 & 236
Margaret Avenue

Grocery Stores

Transit

Parks

Hospital

University

Arts and Culture



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228 & 236 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.

Please contact listing agents to discuss pricing

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