

**“The Six” 416 Lancaster Street West,
Kitchener-Waterloo, ON**

6% Cap Rate
Turnkey suites
Walking distance to transit
Proximity to major universities



INVESTMENT SUMMARY

Exceptional Opportunity in a Thriving Urban Node

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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 “The Six” Apartment Building at **416 Lancaster Street West**. Just minutes from top universities, major transit routes, and family-focused amenities, this well-positioned property offers investors stable, year-round rental income and strong long-term tenant appeal.

BUILDING DETAILS

Legal Description	PLAN 789 PT LOT 3 PT LOT 4
Lot Size	16,189 SF
GBA	18,000 SF
Year Built	1962
Heating Type	Gas radiants & hydro baseboards
Hot Water Source	In unit
Hydro Metering	Separately metered
Parking	13 Surface spaces
Laundry	Yes
Storage	No units
Management	Effort Trust
Zoning	R-6
Total Units	21

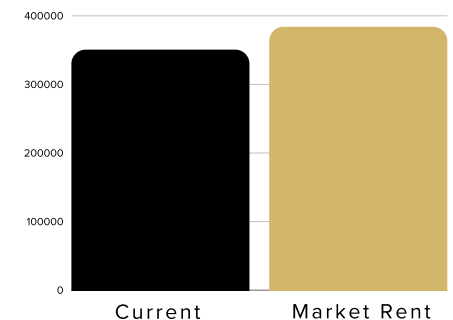
KEY FINANCIAL METRICS

Cap Rate	6%
Current Annual Rent	\$351,893
Current NOI	\$244,397
Sale Price	\$4,445,000
\$/Suite	\$211,667

SUITE MIX

TYPE	UNITS	IN-PLACE RENT	MARKET RENT	GAP TO RENT
Bachelor	1	\$1,101	\$1,400	\$299
1-Bed	12	\$1,412	\$1,650	\$238
2-Bed	8	\$1,409	\$1,725	\$316

Rent Comparison





Cozy low-rise with updated suites, ideally located just minutes from top universities, transit, and everyday amenities, offering strong long term tenant appeal.

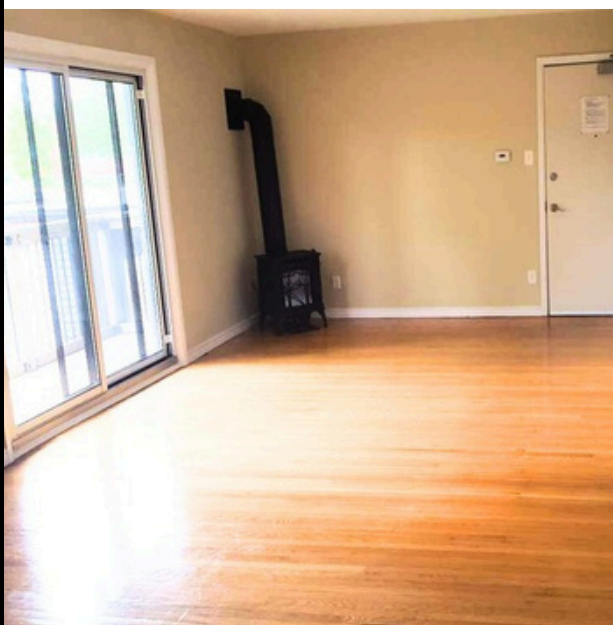
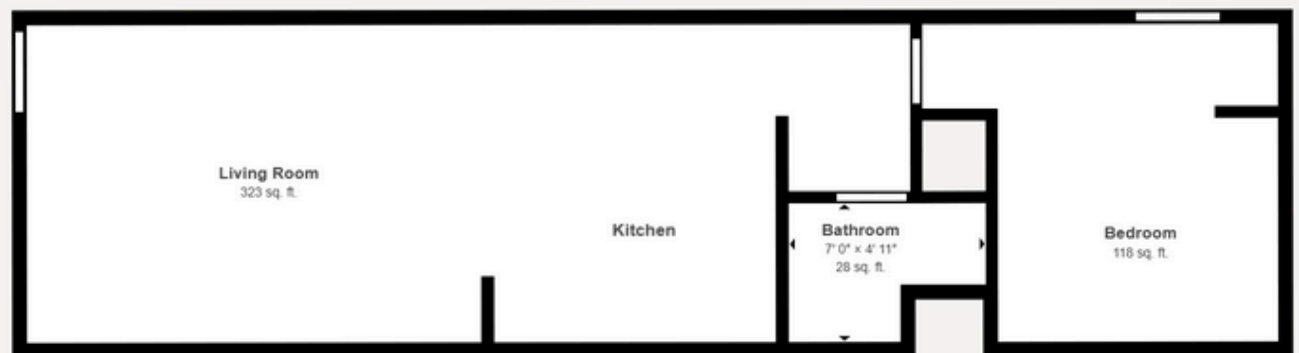
- **Wilfrid Laurier University, University of Waterloo, Conestoga College** are all just 10–15 minutes away.
- **Prime commuter access** on a major transit and driving corridor, steps to multiple bus lines, and quick connections to Highway 85 (north to Waterloo) and Highway 7 (east to Guelph), offering seamless connectivity across the region.
- **Family friendly** with parks, schools, hospitals, restaurants, and everyday essentials nearby - offering comfort and convenience for families and long-term tenants alike.

SUITE MIX

1	Bachelor
12	1-Bedroom
8	2-Bedroom

Unit Features

- ✓ Parking
- ✓ Balconies
- ✓ Ceramic, Vinyl Plank, Hardwood Flooring
- ✓ Fireplace
- ✓ Stainless Steel Appliances





Proximity to major campuses



Easy Commuting



Cafes and Restaurants



Local Schools

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

Minutes from Top Universities

Just a 6-minute drive to Wilfrid Laurier University and 10 minutes to the University of Waterloo, this location offers strong rental appeal.

Steps to Transit & Highways

Located on a major transit and driving corridor with multiple bus lines and easy access to Hwy 85, "The Six" ensures smooth commuting throughout Kitchener-Waterloo. Bus stops are just steps from the building, offering easy daily commuting

Family Friendly Location

Nearby schools including Prueter Public, St. Theresa Catholic, and KW Montessori - and close to Guelph St Park, Woodside National Park, and Breithaupt Park, this property offers lifestyle appeal in a thriving rental market.



416 Lancaster
Street West

Grocery Stores

Transit

Parks

Schools

Restaurants

Universities



416 Lancaster Street West 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.