

44 Weber Street West, Kitchener-Waterloo, ON

Turnkey suites

Partially renovated in 2023

Heart of Downtown Kitchener

FOR SALE

# INVESTMENT SUMMARY Fully Tenanted Victorian with Strong 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

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## The Opportunity

Real Commercial Group has been exclusively retained to advise on the sale of **44 Weber Street West** - a Victorian style apartment building minutes from Downtown Kitchener. This beautifully renovated Victorian mansion offers **bright, modern units** in the vibrant heart of downtown Kitchener - just steps from the ION LRT, restaurants, shops, Victoria Park, and the region's top cultural and lifestyle amenities - making it a **standout opportunity for investors** seeking stable urban rental income.

### BUILDING DETAILS

Legal Description	PLAN 401 PT LOT 3
Lot Size	5,754 SF
GBA	14,000 SF
Year Built	1897 Fully renovated 1998
Heating Type	Gas furnace
Hot Water Source	Shared system
Hydro Metering	Separate meters
Parking	16 Surface spaces
Laundry	Yes
Storage	No
Management	Effort Trust
Zoning	SGA-2
Total Units	17

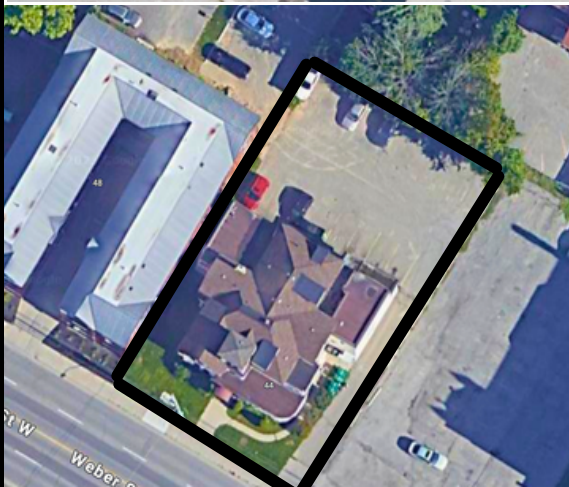
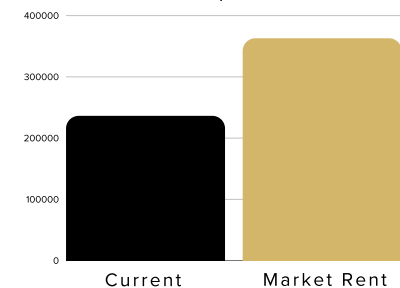
### KEY FINANCIAL METRICS

Cap Rate	4.5%
Current Annual Rent	\$236,352
Current NOI	\$138,157
Sale Price	\$3,100,000
\$/Suite	\$182,353

### SUITE MIX

TYPE	UNITS	IN-PLACE RENT	MARKET RENT	GAP TO RENT
Bachelor	4	\$1,149	\$1,650	\$501
1-Bed	12	\$1,126	\$1,800	\$674
2-Bed	1	\$1,754	\$2,050	\$296

Rent Comparison







This classic Victorian mansion has been **thoughtfully converted into bright, modern apartments**, combining historic charm with contemporary functionality.

- **Core downtown location** walkable to shops, restaurants, libraries, cultural and innovation district, drawing locals, students, and tourists alike, and Victoria Park - a major draw for urban renters seeking convenience and culture.
- **Historic Charm, Fully Renovated** the property stands out in the rental market and offers turnkey appeal with no immediate capital upgrades required.
- **Diverse Unit Mix with Strong Market Fit** a mix of cozy bachelor suites and rare two-storey units, attracting a broad tenant base and long-term renters.

## SUITE MIX

4	Bachelor
12	1-Bedroom
1	2-Bedroom

## Unit Features

- |                               |                              |
|-------------------------------|------------------------------|
| ✓ Parking                     | ✓ Luxury Plank Flooring      |
| ✓ On-site Laundry             | ✓ Oversized Original Trim    |
| ✓ New Kitchens                | ✓ Stove, Fridge              |
| ✓ New High Efficiency Windows | ✓ Stainless Steel Appliances |





**Groceries & Shopping**  
Market Square



**Transit**  
Kitchener GO Station



**Parks**  
Victoria Park: An Urban Oasis



**Culture**  
"THEMUSEUM"

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

## Dynamic Downtown Living

Located in the heart of downtown Kitchener, this vibrant neighbourhood offers walkable access to cafés, shops, parks, and cultural destinations like THEMUSEUM and the Kitchener Public Library - making it highly attractive to urban renters seeking lifestyle and convenience.

## Revitalizing Innovation Hub

Surrounded by key drivers of economic growth - including the Tannery District, Communitech Hub, and Google HQ - this area continues to attract high-income professionals, tech talent, and long-term demand for quality housing.

## 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 alike.



44 Weber Street West

Grocery Stores

Transit

Parks

Schools

Community Centres

Arts and Culture





# 44 Weber 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.

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.