

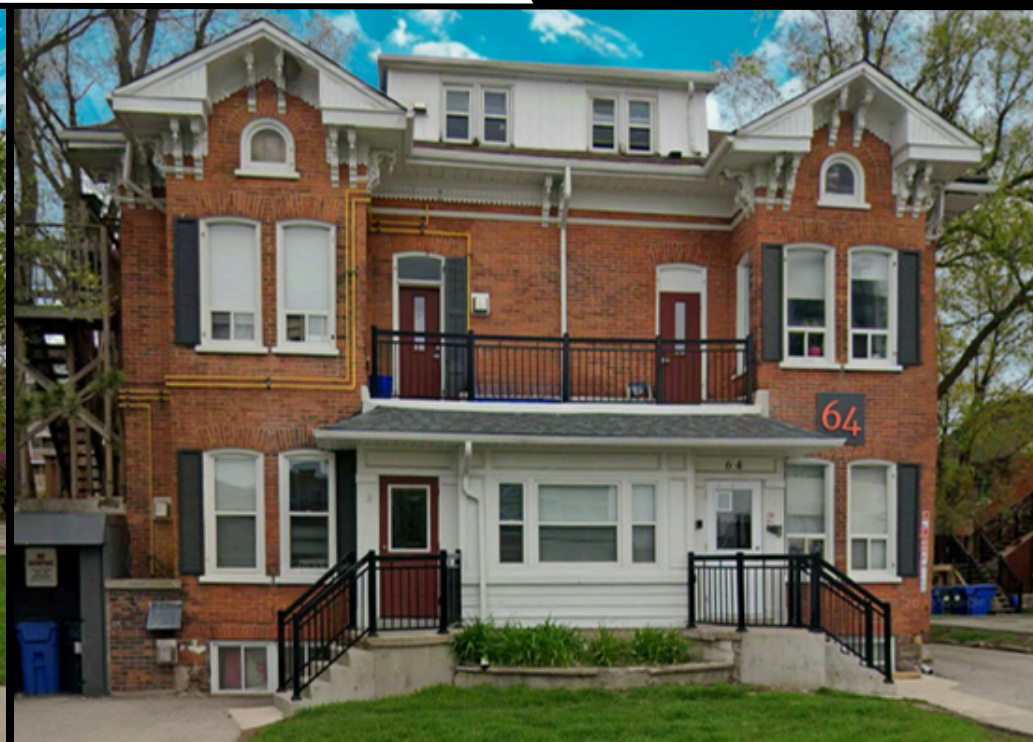
FOR SALE

**58 & 64 Weber Street West,
Kitchener-Waterloo, ON**

6% Cap Rate

Turnkey suites

Steps from major transit



INVESTMENT SUMMARY Two Turnkey Properties in Downtown Kitchener Offering Strong Cash Flow

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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 **58 & 64 Weber Street West** - two renovated apartment buildings in the **heart of Downtown Kitchener**. Featuring bright, modern suites and located steps from the ION LRT, Victoria Park, and top local amenities, these properties offer a rare opportunity **to acquire professionally updated, turnkey multifamily assets with stable rental income** and exceptional walkability in one of Ontario's fastest-growing urban centres.

BUILDING DETAILS

Legal Description	PLAN 401 PT LOT 6
Lot Size	22,005 SF
GBA	9,729 SF 4,694 SF
Year Built	1920 1927
Heating Type	In unit fireplace and baseboard heaters
Hot Water Source	Separate, not in unit
Hydro Metering	Separate meters
Parking	16 Surface spaces
Laundry	Yes
Storage	No
Management	Effort Trust
Zoning	SGA-1
Total Units	23

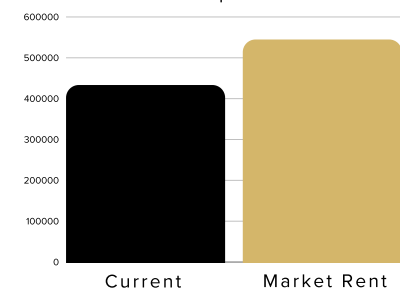
KEY FINANCIAL METRICS

Cap Rate	6%
Current Annual Rent	\$433,362
Current NOI	\$336,172
Sale Price	\$5,695,000
\$/Suite	\$203,393

SUITE MIX

TYPE	UNITS	IN-PLACE RENT	MARKET RENT	GAP TO RENT
Bachelor	12	\$1,143	\$1,450	\$307
1-Bed	15	\$1,346	\$1,700	\$354
3-Bed	1	\$2,203	\$2,500	\$297

Rent Comparison



RESIDENTIAL UNITS | 58 & 64 WEBER STREET WEST



Prime **multifamily assets** in the heart of Kitchener offering stable cash flow, professional renovations, and **long-term upside**.

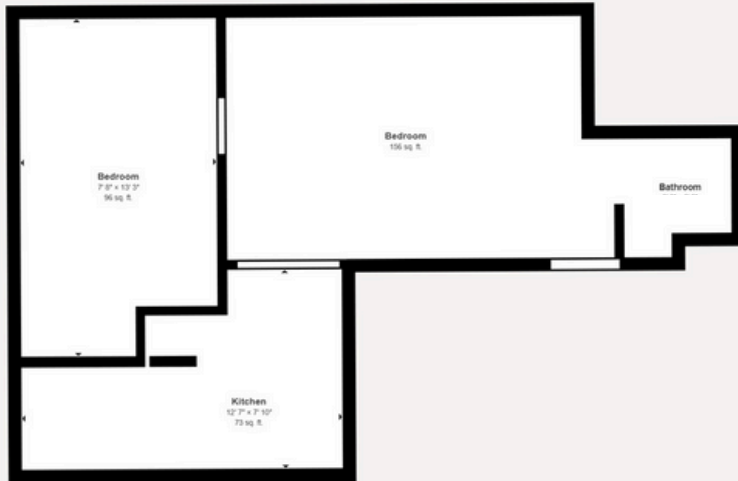
- **Core downtown location** walkable to shops, restaurants, libraries, cultural and innovation district, drawing locals, students, and tourists alike, and Victoria Park - a major draw for urban renters seeking convenience and culture.
- **Turnkey income property** with on-site parking, solid in-place rents and professional management.
- **High-growth market** with strong fundamentals and ongoing urban intensification.

SUITE MIX

12	Bachelor
15	1-Bedroom
1	3-Bedroom

Unit Features

- ✓ Parking
- ✓ Stove, Fridge
- ✓ New Kitchens
- ✓ Luxury Plank Flooring
- ✓ 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.

Revitalized 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.



58 & 64 Weber Street West

Grocery Stores

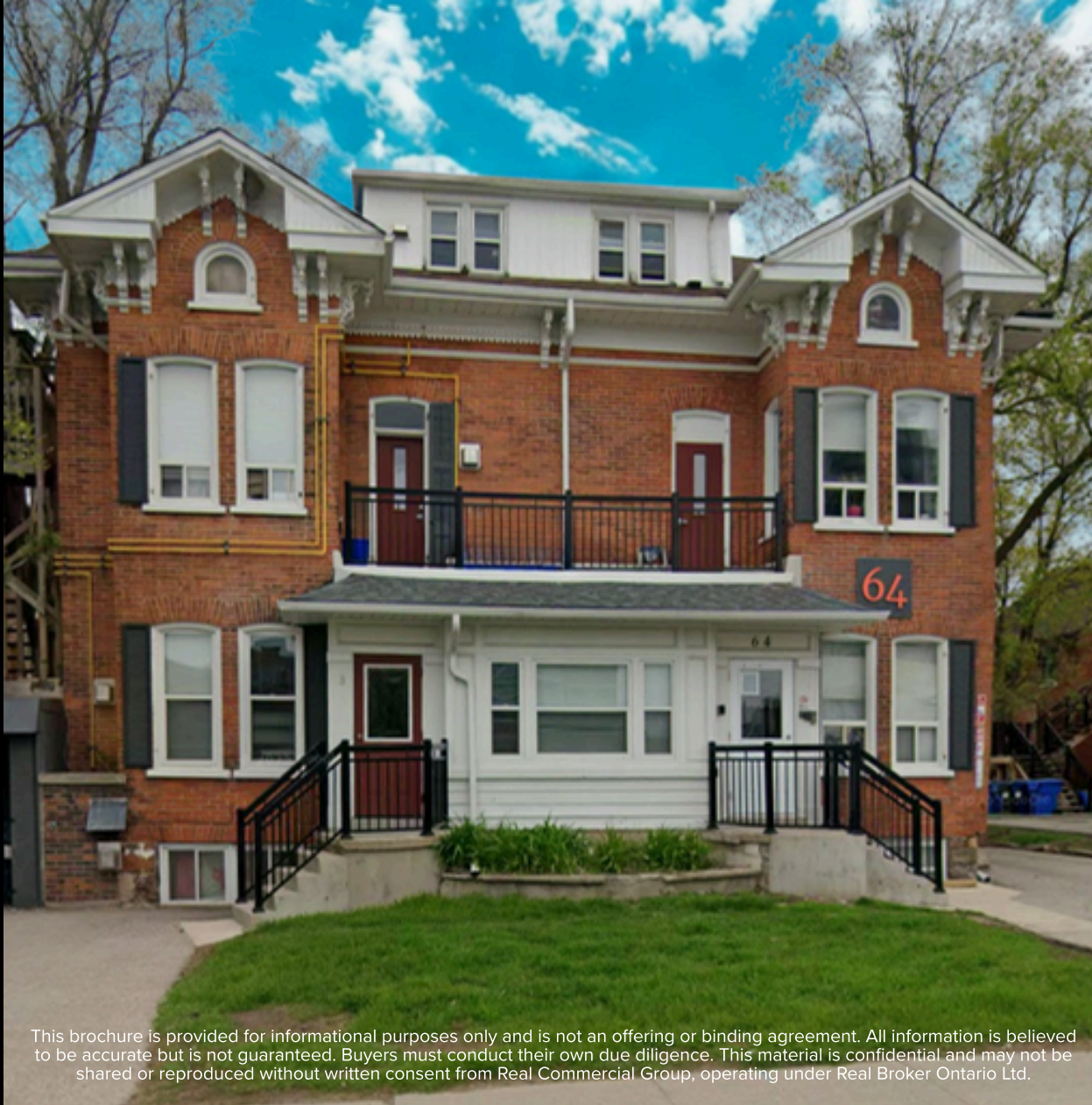
Transit

Parks

Schools

Community Centres

Arts and Culture



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58 & 64 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.

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.