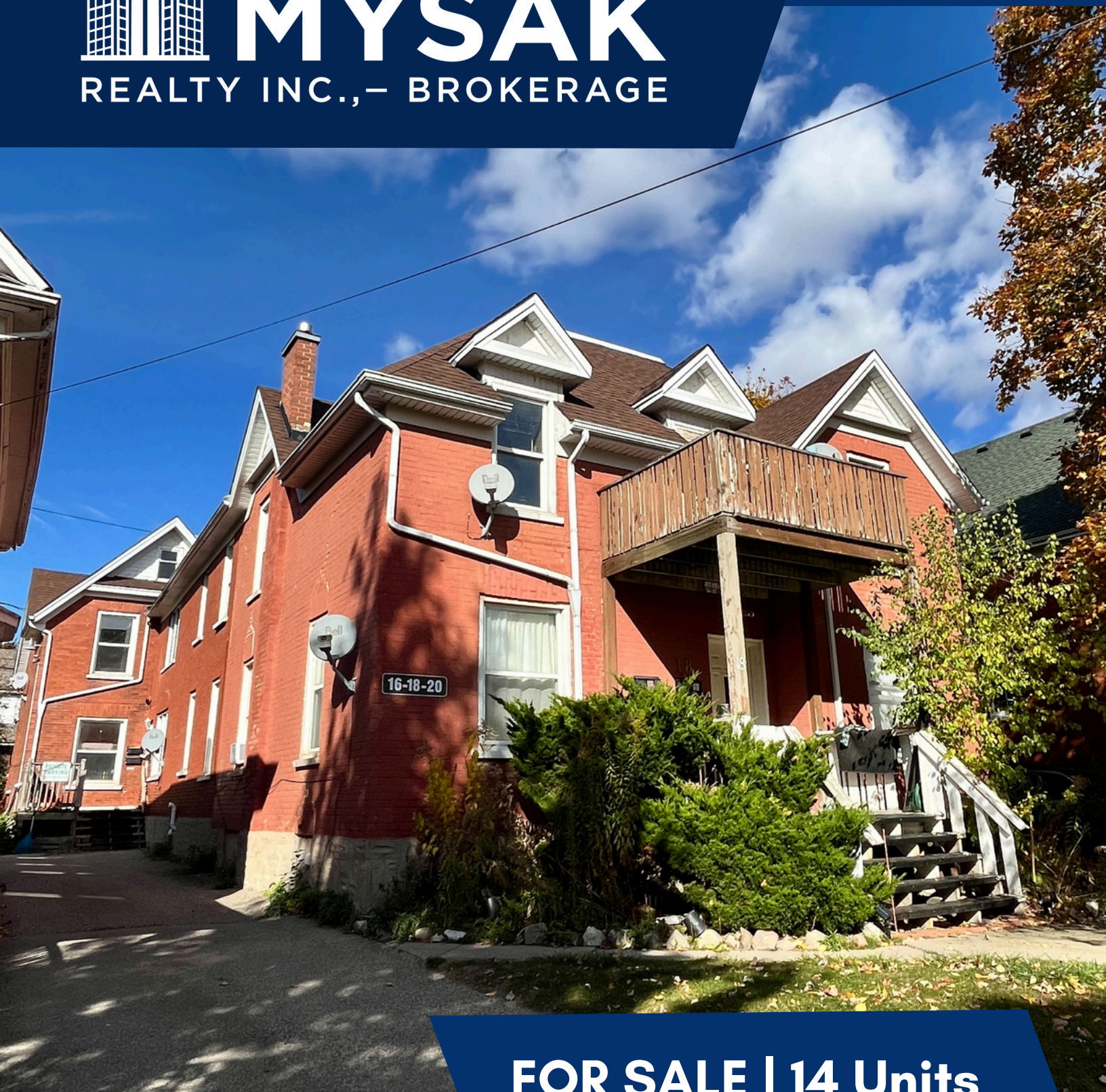




MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 14 Units

14-18 Brubacher St.

Kitchener, ON

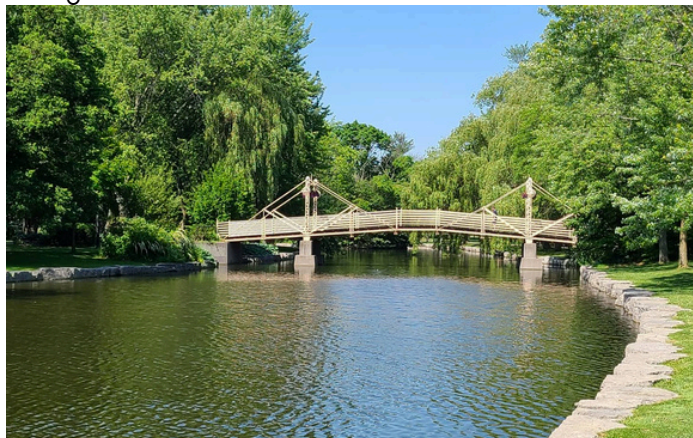
PROPERTY OVERVIEW

ABOUT KITCHENER

Kitchener is part of the Regional Municipality of Waterloo, located about 100 kilometers (62 miles) west of Toronto. Kitchener was originally known as Berlin until 1916, when anti-German sentiment during World War I led to a name change. Kitchener has a diverse economy with strong sectors in manufacturing, finance, insurance, digital media, and health science. The city, along with neighboring Waterloo and Cambridge, forms a technology and innovation hub known as Canada's Technology Triangle. Kitchener is known for its annual Oktoberfest celebration, which is the largest Bavarian festival in North America. Victoria Park is a prominent green space in the city, featuring beautiful gardens, walking trails, and a lake.

ABOUT THE PROPERTY

Hydro separately metered, tenants pay their own. Ample on site parking. Upside potential on majority of rents. 8 units have been renovated with new kitchen cabinets and flooring throughout. Ample unused space in the basement area. Two Unregistered units.



PROPERTY DETAILS

Unit Breakdown:

14 Units (1 x 1Bed, 1 x 2Bed, 1 x Commercial)

Construction: Concrete/Brick

Approx. Age: 1912

Number of Storeys: 2

Flooring Type: Carpet/Vinyl/Tile

Lot Size: 12,270.85 ft²

Legal Description:

PT LT 5-6 PL 363 KITCHENER; PT LT 7-8 PL 200 KITCHENER
AS IN 1231766; KITCHENER



Location: Close to Lakeside Park, Victoria Park, Highlands Courts Park, Courtland Avenue Public School, Victoria Public School, St. John's Catholic School, St. Mary's General Hospital, Grand River Hospital, Cambridge Memorial Hospital.

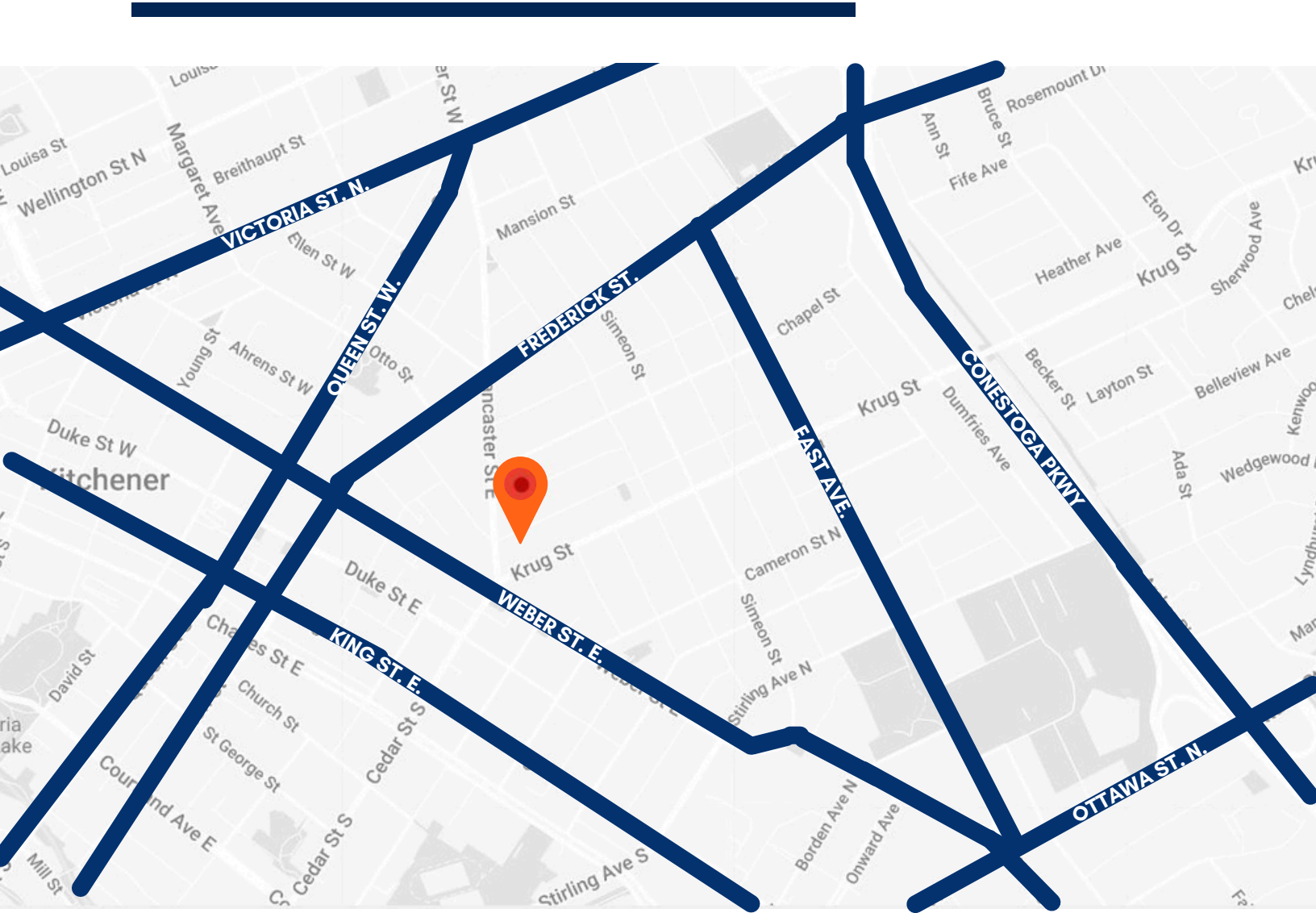


Public Transportation: The region is served by Grand River Transit, which provides bus and light rail transit services. Major highways, such as Highway 401 and Highway 7/8, connect Kitchener to other parts of Ontario.



KITCHENER

CENTRAL FREDERICK



Nearest Grocery Store
Approx. 1.4 km



Nearest School
Less than 3.0 km

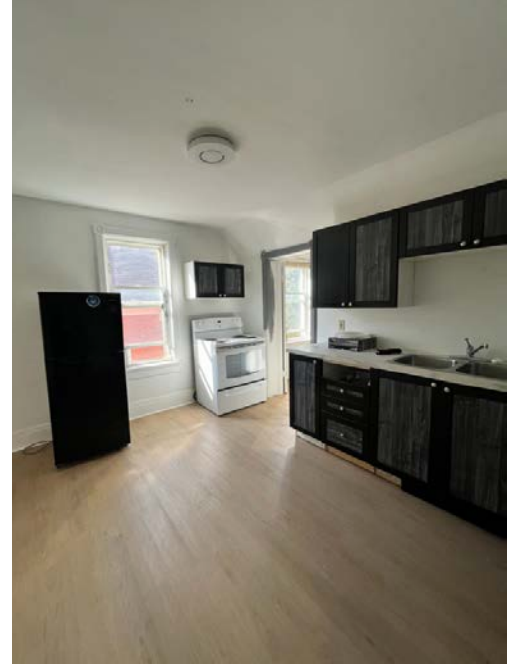


Nearest Park
Approx. 450 m

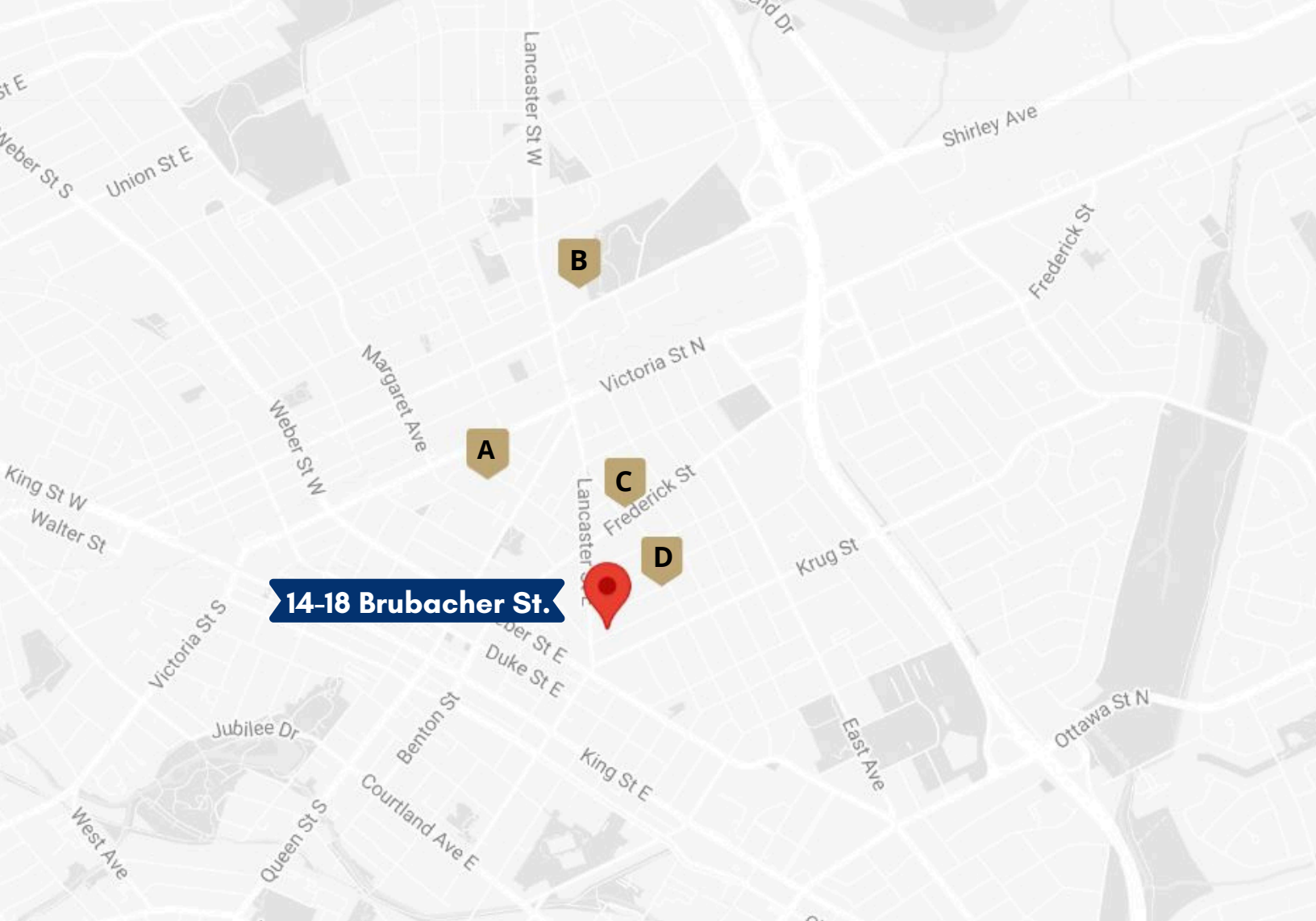
ABOUT CENTRAL FREDERICK

Central Frederick is a vibrant neighborhood in Kitchener, Ontario, known for its rich history and diverse community. It features a mix of residential, commercial, and recreational spaces, making it a lively area to live and visit. The neighborhood has various parks, schools, and local amenities, contributing to a strong sense of community. Central Frederick has undergone significant changes, evolving from an industrial area to a more residential community.

INTERIOR SUITES



RENTAL ANALYSIS



14-18 Brubacher St.

Maps	Address	Size	Price	Distance
A	31 Ellen St. W.	1 Bed	\$2,000	900 m
B	470 Wellington St. N.	Bach	\$1,599	1.5 km
C	250 Frederick St.	1 Bed	\$1,699	650 m
D	71 Samuel St.	2 Bed	\$2,550	350 m



To book a tour
please email
reception@mysakrealty.com

All information regarding the subject property, properties sold, for sale and expired, is from sources deemed reliable, but no warranty or representation is made as to its accuracy and same is submitted subject to errors and omissions.

ASHLEY LAPIER

Real Estate Broker



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