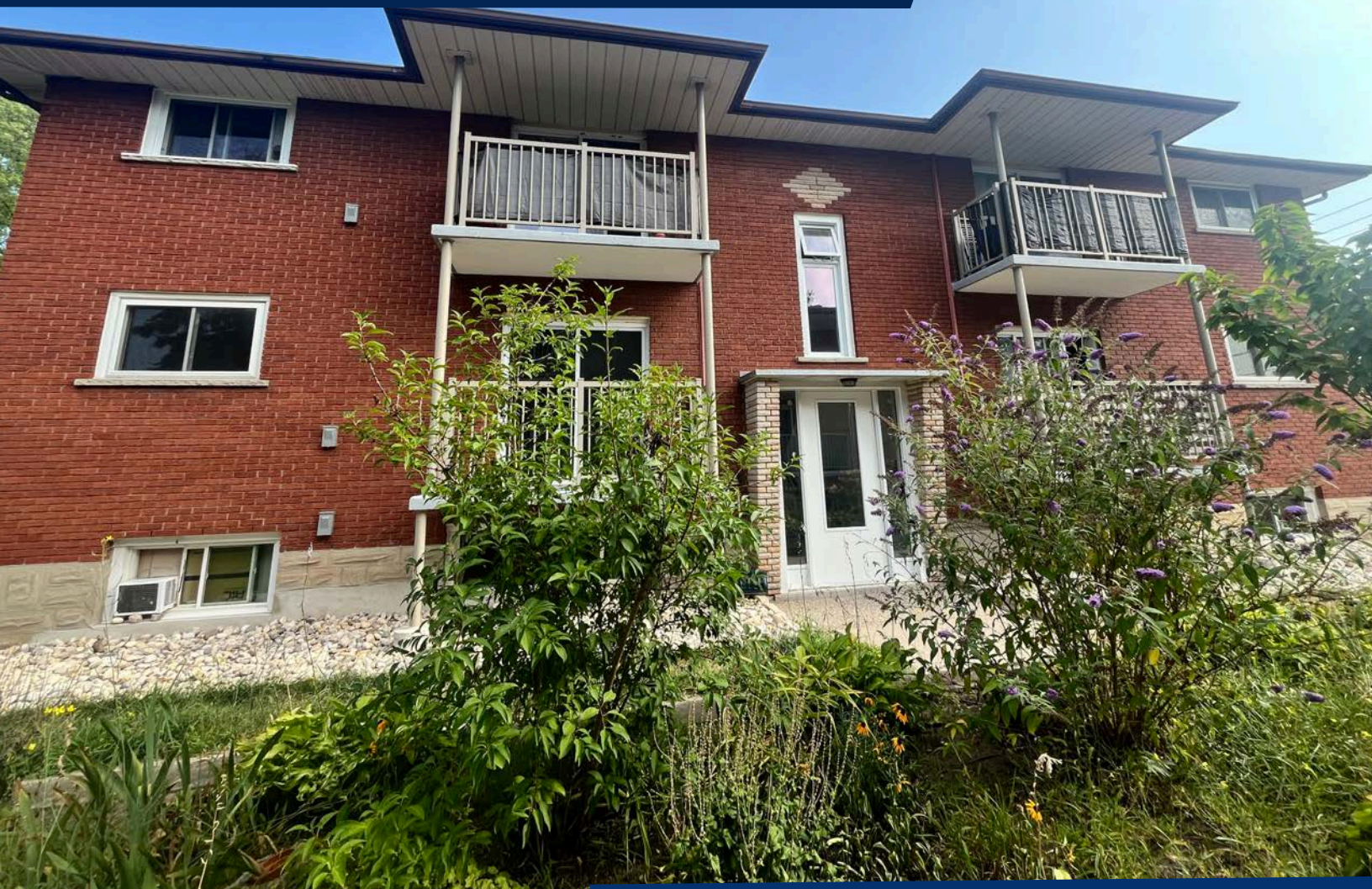




MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 6 Units

425 Lancaster 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

Completely Updated legal 6-plex with phenomenal curb appeal. The Deep 250' lot provides ample future expansion potential as the current building is only occupying roughly 30% of the lot. Entire building renovated except unit 2, separately metered for hydro, sub metered for water, Renod units prewired for AC/Heat Pump and Elec BB heat. 400 amp svc, plumbing 100% replaced in reno'd units



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.



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.

PROPERTY DETAILS

Unit Breakdown:

6 Units (2 x 1 Bedrooms, 4 x 2 Bedrooms)

Construction: Poured Concrete

Number of Stories: 2

Flooring Type: Vinyl / Tile / Hardwood

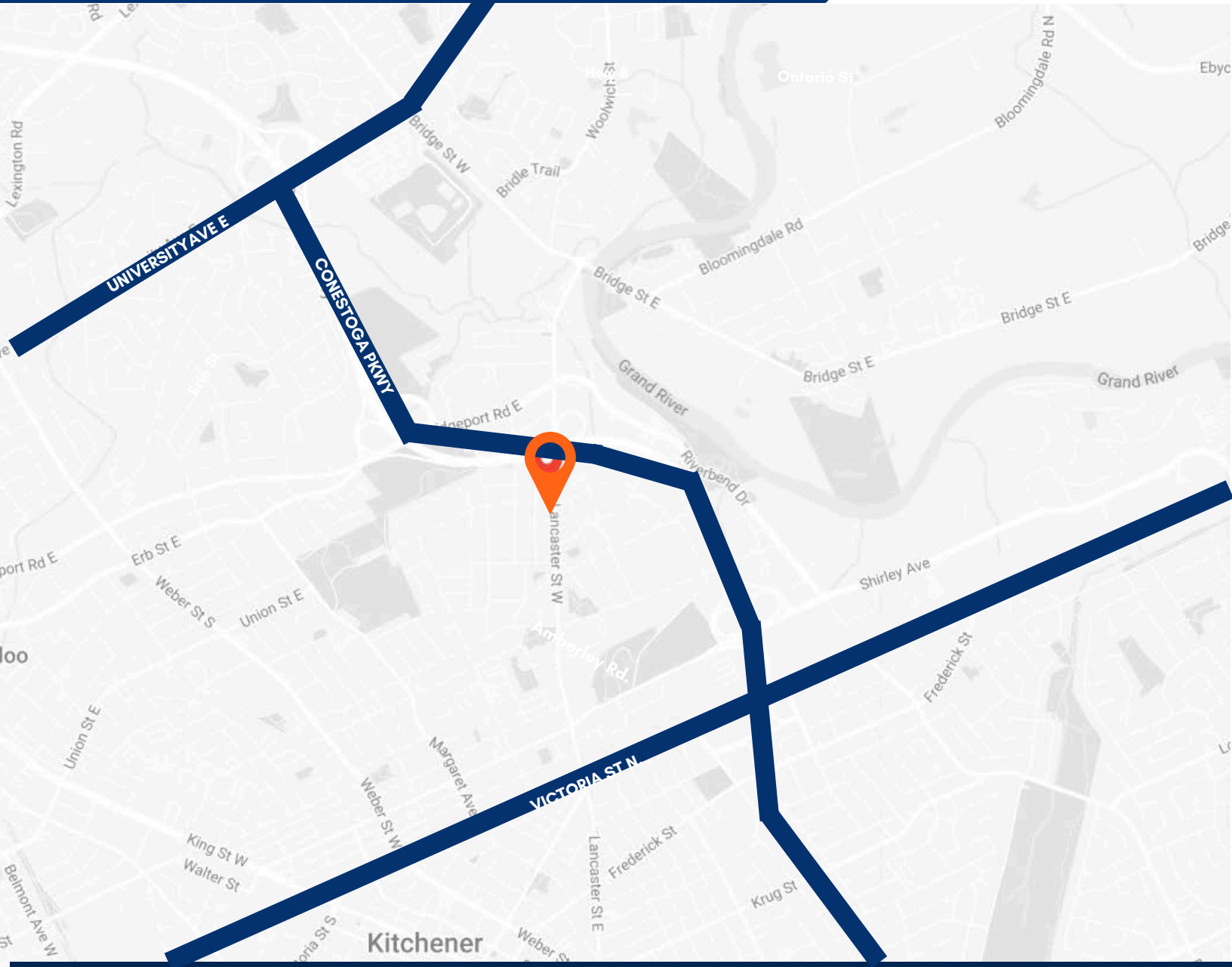
Lot Size: 56' x 250'

Legal Description: PLAN 789 PT LOT 27 PT LOT 28
RP58R11576 PTS 1, 2

Approx. Age: 65 Years



KITCHENER



Nearest Grocery Store
Approx. 350 m



Nearest School
Approx. 750 m

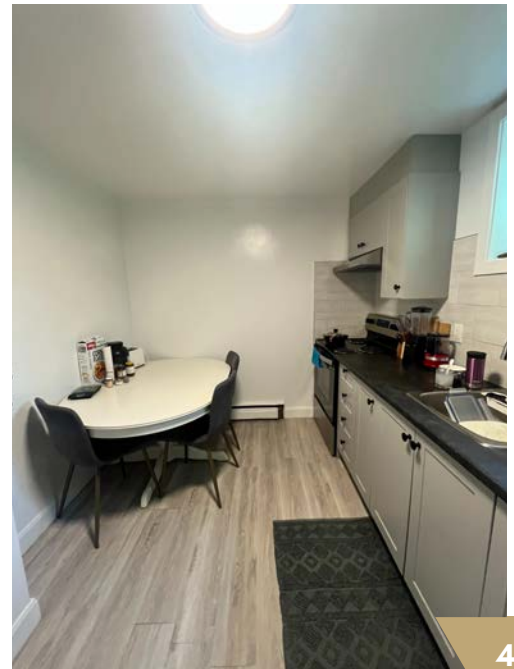
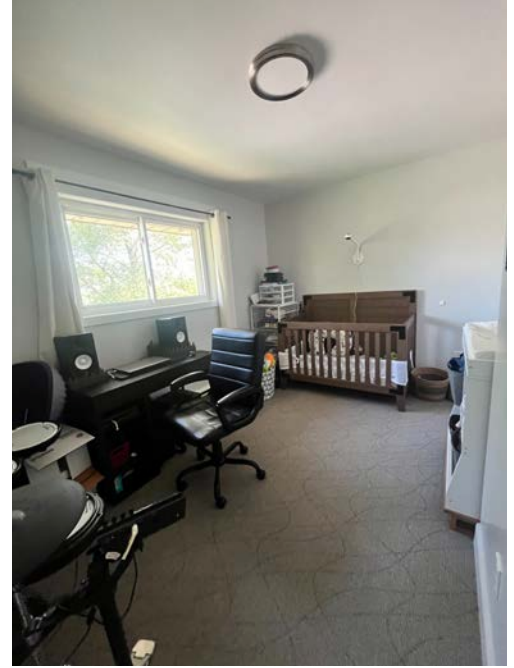


Nearest Park
Approx. 1 km

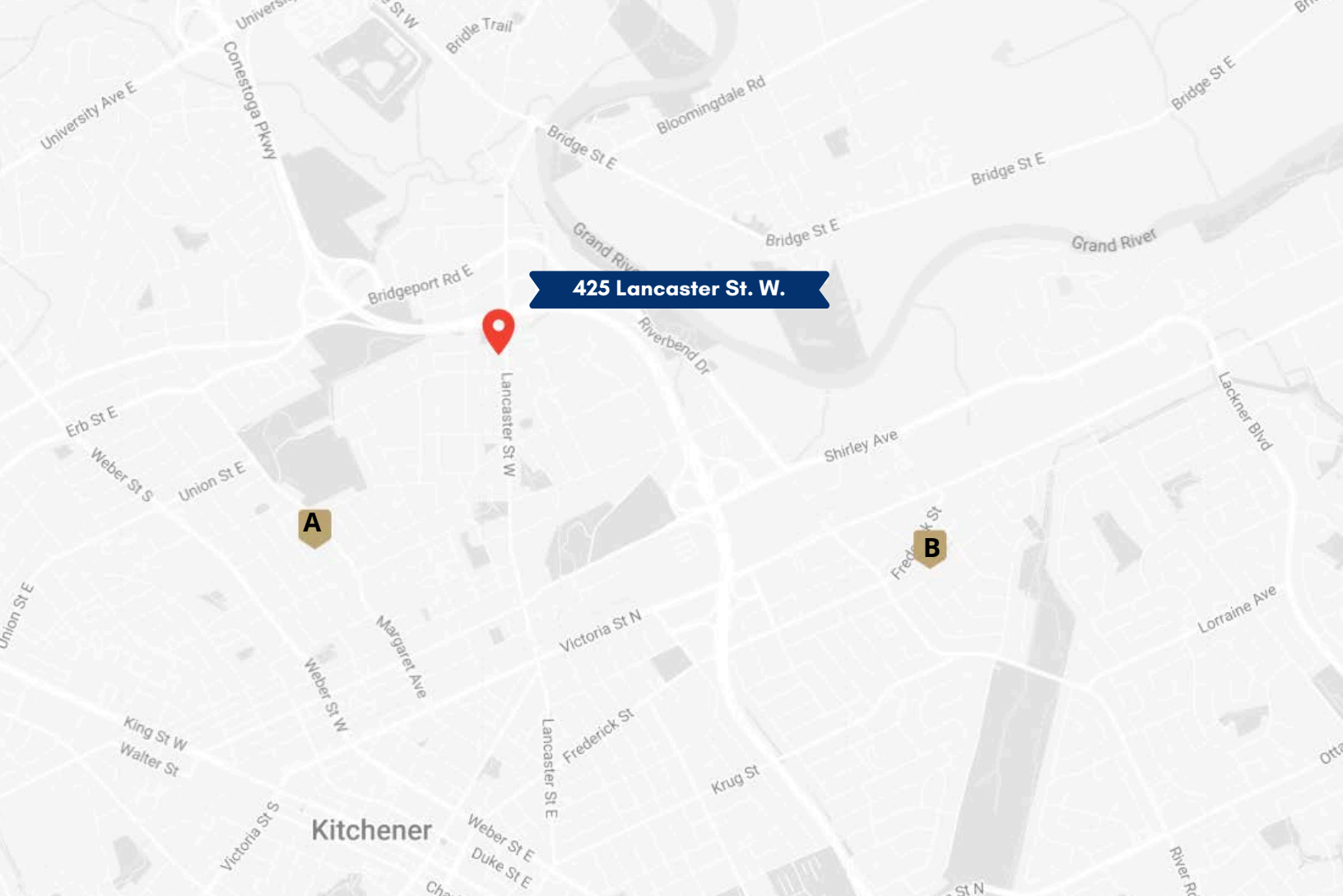
ABOUT THE FAIRFIELD NEIGHBOURHOOD

Offers a mix of housing, including single-family homes, apartments, and townhouses. It is a family-oriented community with ample green spaces like Breithaupt Park, convenient access to shops and restaurants, and a generally quiet atmosphere. Fairfield is well-suited for cyclists and walkers, with an extensive bike network and flat terrain as well as convenient access to public transit.

INTERIOR SUITES



RENTAL ANALYSIS



Comparable	Address	Size	Price	Distance
A	315 Margaret Ave.	2 Bed	\$2,500	1.9 km
A	315 Margaret Ave.	1 Bed	\$2,055	1.9 km
B	807 Frederick St.	2 Bed	\$2,395	4.5 km
B	807 Frederick St.	2 Bed	\$1,995	4.5 km



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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