MYSAK
REALTY INC – BROKERAGE



FOR SALE | 6 Units

15 Wauchope Ave | Cambridge, ON

PROPERTY OVERVIEW

ABOUT CAMBRIDGE

It is a vibrant and fast-growing city within the Waterloo Region, known for its unique blend of historic charm, modern development, and strong community infrastructure. Formed from the amalgamation of Galt, Preston, and Hespeler, the city offers a diverse architectural landscape—from beautifully preserved heritage buildings and riverside districts to newly built residential communities and expanding commercial hubs. The city offers a balanced blend of residential charm and modern infrastructure, with reputable schools, parks, shopping, and essential services located throughout the area. Its diverse housing stock, stable market conditions, and proximity to key employment hubs make Cambridge an attractive choice for both homeowners and investors.

ABOUT THE PROPERTY

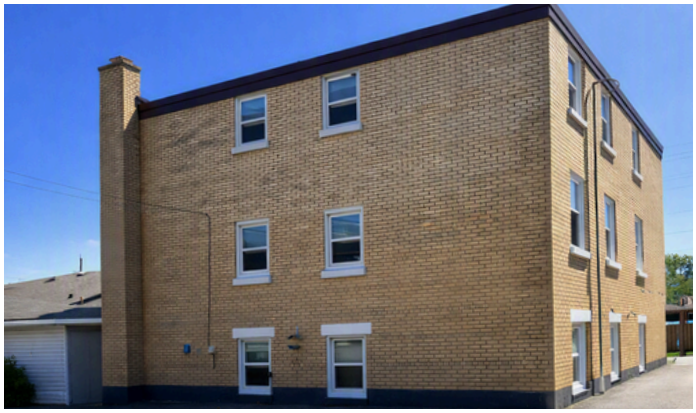
Presents a strong opportunity in a stable residential pocket known for consistent demand and reliable long-term performance. The property's location offers easy access to transit, employment corridors, and essential amenities, supporting both rental appeal and future appreciation. Its structure and layout make it suitable for value-add improvements or steady hold strategies, aligning well with investor objectives in established urban markets.

PROPERTY DETAILS

Unit Breakdown: 6 Units (1 x B; 5 x 2B)
Construction: Brick & Concrete

Approx. Age: 1980's
Number of Storeys: 2.5
Flooring Type: Wood, Vinyl & Carpet
Vacancies: One
Balconies: None

Legal Description:
LT 113 PL 257 CAMBRIDGE; CAMBRIDGE



Location: Steps from riverside Park, Churchill Park, Shade's Mills Conservation Area, Preston High School and Southwood Secondary, Cambridge Buttefrly Consevatory.

Public Transportation: Easy access to Go Transit bus roads, Highway 401, Highway 8 & Highway 24. Grand River Cambridge Transit Hub.





Cambridge

Wauchope Ave



Nearest Grocery Store
Approx. 800 m

Nearest School
Less than 1000 m

Nearest Park
Approx. 600 m

About Wauchope Ave

Wauchope Avenue is a quiet residential street located in the Riverview / North Galt area of Cambridge, Ontario. It's part of the Waterloo Regional Municipality, known for its family-friendly atmosphere and convenient access to major routes like Highway 401 and Franklin Boulevard. Homes here often feature spacious lots, updated interiors, and easy access to schools and parks, making it a desirable pocket within the city.

INTERIOR SUITES











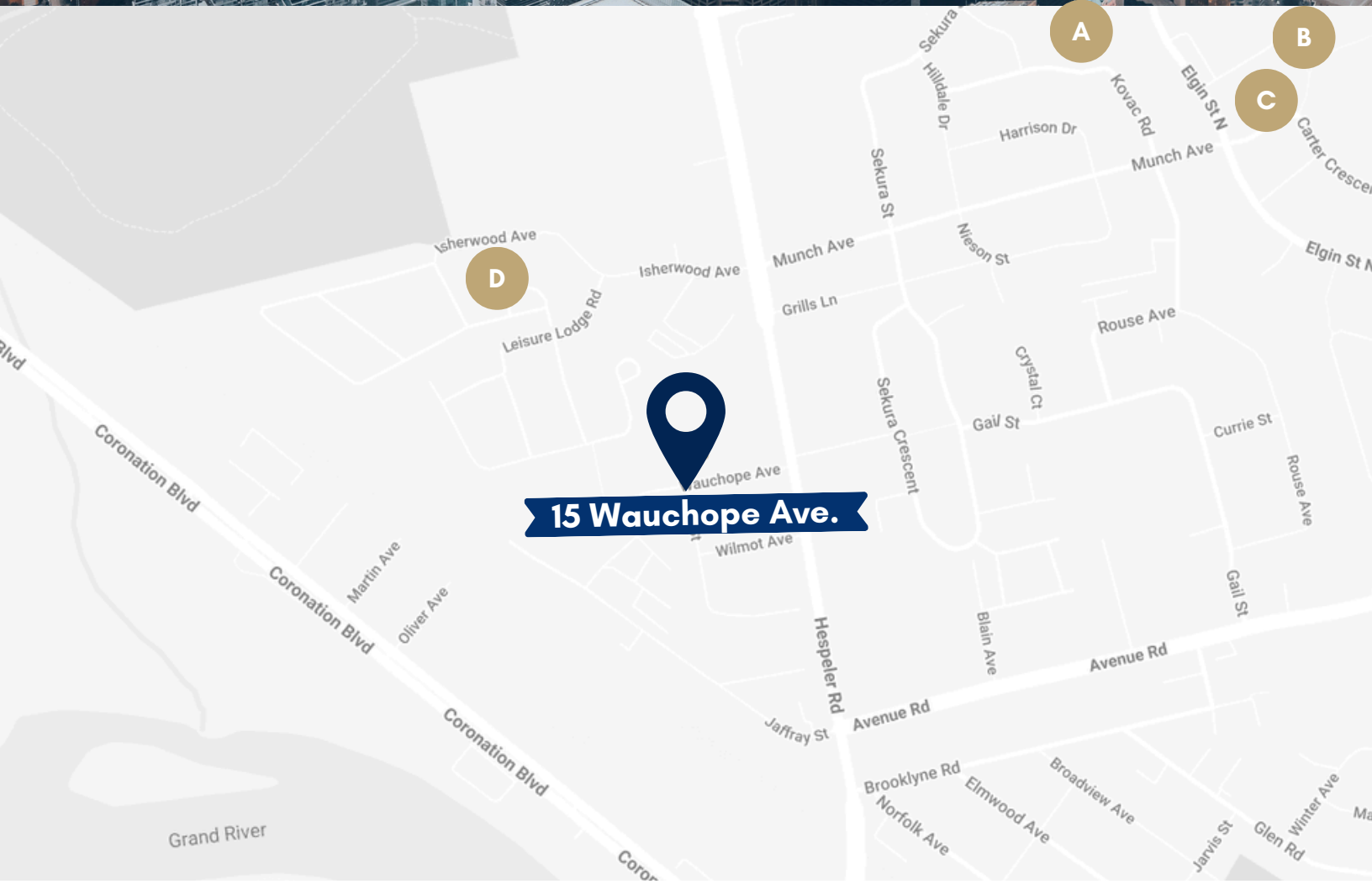






RENTAL ANALYSIS





Comparable	Address	Size	Price	Distance
A	4 Lena Cres	1 bed	$1,819	1.9 km
B	1003 Egin St N	1 bed	$1,800	2.3 km
C	172 Lena Cres	2 bed	$1,900	2.2 km
D	25 Isherboard Ave	2 bed	$2,200	800 m

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To book a tour
please email
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Sales Representative



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