



97 SECORD Avenue, Kitchener, N2B 2L3

Commence Dt: **04/16/2024**

Status: **Active** Prev Price:
MLS®#: **40570906** Region: **Waterloo**
Alt. MLS®#: Municipality: **2 - Kitchener East**

Status: **Active**
Price: **\$999,900**
DOM: **2**
Price Code: **For Sale**

Neighbrhd: **Heritage Park/Rosemount (224)**
Ownrshp Type: **Freehold** Lot Frontage: **56.00 Ft**
Property Type: **Multi-Residential** Lot Depth: **150.00 Ft**
Sub Type: **3 Units** Lot Shape: **Rectangular**
Fronting On: Lot Irregularities:
Taxes: **\$5,915/2023** Sq Ft / Src: **2322 /** Age: **51-99 Years**
Cross Street:
Directions: **River Road East**

Property Details

Exterior

Accessible: Type: Foundation: **Poured Concrete**
VisitAble: **No** Style: Year Built: **1966** Amps:
Soil Type: Location: Sq Ft/Src: **2,322** Volts:
Exterior Finish: **Aluminum Siding, Brick**
Driveway/Park Spcs: **6.0** Pool: Acres: **less than .50** Sewers: **Sewer**
Parking Type: Waterfront: **None** Roof Type: **Asphalt Shingle** Zoning: **RES-5**
Driveway/Parking: Water Meter: Shingles Rplc: **2019**
Garage Spaces: Water Type: Water Source: **Municipal** Recreational Use:
Area Influences: **Greenbelt/Conservation, Library, Park, Place of Worship, Public Transit, Rec./Commun.Centre, Schools**

Interior

Basement Size: **Full** Fireplace: Heat Source: **Gas** Elevator:
Basement Finish: **Fully Finished** FP Stove: Heat Type: **Radiant** Laundry Access: **Coin Operated, Shared**
Basement Features: A/C Type: **None** Pets Permit:
Rental Items: **Hot Water Heater** UFFI:
Interior Features: **Separate Heating Controls, Separate Hydro Meters**
Inclusions: **DRYER, REFRIGERATOR, STOVE, WASHER; Coin operated washer and dryer in basement**
Listing Brokerage: **Peak Realty Ltd., Brokerage**

Multi-Residential Information

Storeys: **3** Gross Rent Inc: Leases:
Type of Dwelling: Rent Registered: Laundry: **Coin Operated, Shared**
Current Bldg Use: Vacancy Allowance:
Tenant Pays: Fire Protection:

Directions: **River Road East**

Public Remarks: **Welcome to 97 Secord Avenue, Kitchener – This purpose-built triplex is a prime investment opportunity you won't want to miss! Rarely do you find such generously sized units – boasting 2 three-bedroom units and 1 two-bedroom unit, each residence offers ample space and comfort. The convenience factor continues with on-site coin laundry. Plus, parking is never a concern with six dedicated spaces located at the rear of the property. But it's not just about the present – it's about the future too. With additional land at the back, there is possible potential for more. Whether you envision expanding the existing units or adding new amenities, this extra space sets the stage for more opportunity. Nestled in a highly desirable location, across from Stanley Park Public School and within walking distance of Stanley Park Mall, residents enjoy easy access to everyday conveniences. Proximity to the community center, shopping, public transit routes, schools, and the Stanley Park Conservation Area further enhances the appeal of this vibrant neighborhood. One unit stands vacant, presenting a blank canvas for your vision or immediate occupancy. Plus, with a new roof installed in 2019, you can invest with confidence in the durability and longevity of this property. Don't miss out on the chance to own this exceptional triplex in a thriving community. Schedule a viewing today and discover the endless possibilities that await at 97 Secord Avenue!**

