

219 SIXTH Avenue, Kitchener, Ontario N2C 1R2

Listing

Client Full  
**Active / Multi-Residential**

**219 SIXTH Av Kitchener**

Listing ID: 40788722  
Price: **\$1,549,000.00**



Waterloo/3 - Kitchener West/327 - Fairview/Kingsdale  
Multi-4 Unit

Unit Type	# Units	Equip	# Inc	SF Range:	3001 to 4000
1 Bed	1	Dishwshr	1	AG Fin SF:	3,234.40
2 Beds	2	Dryers	1	BG SF:	940.00
3 Beds	1	Fridges	4	Common Interest:	Freehold/None
4+ Beds	0	Stoves	4	Tax Amt/Yr:	\$6,661.00/2025
Apt	0	Washers	1	Units Occupied:	
Bachelor	0			Storeys/Total:	/2.00
Efficiency	0				
Loft	0	Beds and Baths			
Other	0	# Beds	8		
Pent	0	# Baths	5		
Studio	0				
Total	4				

Remarks/Directions

Public Rmks: **If you're looking for a fully renovated, high-performing investment property with strong rental income and minimal maintenance, 219 Sixth Avenue checks every box. This rare offering includes a purpose-built triplex plus a spacious 3-bedroom coach house — all updated with modern finishes and fully leased at competitive market rents. The triplex features three self-contained units: one 1-bedroom and two large 2-bedroom suites, each with separate hydro breakers and shared laundry in the lower level. Extensive renovations between 2024–2025 include new kitchens, bathrooms, flooring, trim, lighting, doors, paint, and stainless-steel appliances, along with new building entry and steel unit doors (2021), a new water softener (2022), and full PVC roofing on both structures (2024). The coach house, built in 2005, offers exceptional versatility and is an excellent option for an owner-occupied setup, with an upper level featuring a bright open-concept kitchen, dining, and living area plus a bedroom, a main floor with two additional bedrooms and a 3-piece bath, and a lower-level flex space ideal for a second living room, office, gym, or storage. With in-suite laundry, private garage access, and 9 total parking spaces across the property — including multiple garages with rental potential — this listing offers convenience, flexibility, and strong income generation. Located in a desirable central Kitchener neighbourhood close to downtown, transit, and the expressway, it's a true turnkey investment offering modern construction, durable finishes, and long-term value.**

Directions: **Wilson Ave**  
Cross St: **Wilson Ave**

Exterior

Exterior Feat:	<b>Balcony, Patio(s)</b>	Roof:	<b>Asphalt Shingle</b>
Construct. Material:	<b>Aluminum Siding, Solid Brick</b>	Apx Age:	<b>51-99 Years</b>
Shingles Replaced:		Winterized:	
Year Built:	<b>1958</b>		
Other Structures:	<b>Shed</b>		
Garage and Parking:	<b>Attached Garage, Outside/Surface/Open, Private Drive Triple+ Wide,</b>		
Parking Spaces:	<b>6</b>	Driveway Spaces:	<b>3</b>
Garage Sp/Desc:	<b>3 Spaces</b>	Sewer:	<b>Sewer (Municipal)</b>
Water Source:	<b>Municipal</b>		
Lot Size Total/Units:	<b>0.000 Acres</b>	Acres Range:	<b>&lt; 0.5</b>
Lot Irregularities:	<b>116 X 66 X 115 X 66</b>	Acres Rent:	
Lot Front (Ft):	<b>116.00</b>	Land Lease Fee:	
Area Influences:	<b>Highway Access, Library, Park, Place of Worship, Playground Nearby, Public Transit, Regional Mall, Schools, Shopping Nearby, Trails</b>	Licen Dwelling:	

Interior

Interior Feat:	<b>Separate Heating Controls</b>		
Basement:	<b>Full Basement, Fully Finished,</b>		
Cooling:	<b>Central Air</b>		
Heating:	<b>Forced Air, Gas</b>		
Inclusions:	<b>None</b>		
Exclusions:	<b>All tenant belongings</b>		
Furnace Age:		Tank Age:	
		UFFI:	<b>No</b>

Multi-Residential Information

Under Contract: **Hot Water Heater**  
Laundry Features: **Coin Operated, In-Suite**  
Inspection ESA/Date:

Additional Monthly Fees:  
Financial Information Is: **Actual**

Financial Information

Assoc Fee:		Property Taxes:	<b>\$6,661.20</b>
Expenses		Income	
Heating:	<b>\$5,651.97</b>	Rental Income:	<b>\$99,223.00</b>
Water:		Laundry Income:	<b>\$1,440.00</b>
Electric Expense:	<b>2,291.98</b>	Operating Income:	
New Tax Expense:		Net Operating:	<b>\$100,663.00</b>
Building Insurance:	<b>2,967.84</b>		


Administrative Fee:  
Laundry Rentals:  
Under Cntrct Mnthly:  
Addl Monthly Expense:  
Prop Mgmt Expense:  
Operating Expense: **\$20,962.99** Expenses: **Actual**

**Property Information**

Common Elem Fee:  
Legal Desc: **LT 1 PL 918 KITCHENER; KITCHENER**  
Zoning: **R2**  
Assess Val/Year: **\$491,000/2025**  
PIN: **225860081**  
ROLL: **301204002415500**  
Possession/Date: **Flexible/**

Local Improvements Fee:  
Survey: **None/**  
Hold Over Days: **0**  
PIN 2:  
Occupant Type: **Tenant**  
Deposit: **100000**

**Brokerage Information**

List Date: **11/17/2025**  
List Brokerage: **[RE/MAX TWIN CITY REALTY INC.](#)** 

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Source Board: Cornerstone Association of REALTORS®  
Prepared By: Andrew Bridgman, Salesperson  
Date Prepared: 12/04/2025

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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