

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
1 Bed	1
2 Beds	2
3 Beds	1
4+ Beds	0
Apt	0
Bachelor	0
Efficiency	0
Loft	0
Other	0
Pent	0
Studio	0
Total	4

Equip	# Inc
Dishwshr	1
Dryers	1
Fridges	4
Stoves	4
Washers	1

SF Range:	3001 to 4000
AG Fin SF:	3,234.40
BG SF:	940.00
Common Interest:	Freehold/None
Tax Amt/Yr:	\$6,661.00/2025
Units Occupied:	
Storeys/Total:	/2.00

Beds and Baths	
# Beds	8
# Baths	5

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:	Balcony, Patio(s)	Roof:	Asphalt Shingle
Construct. Material:	Aluminum Siding, Solid Brick	Foundation:	
Shingles Replaced:			
Year Built:	1958	Apx Age:	51-99 Years
Other Structures:	Shed	Winterized:	
Garage and Parking:	Attached Garage, Outside/Surface/Open, Private Drive Triple+ Wide,		
Parking Spaces:	6	Driveway Spaces:	3
Garage Sp/Desc:	3 Spaces	Sewer:	Sewer (Municipal)
Water Source:	Municipal	Water Tmnt:	
Lot Size Total/Units:	0.000 Acres	Acres Range:	< 0.5
Lot Irregularities:	116 X 66 X 115 X 66	Lot Shape:	
Lot Front (Ft):	116.00	Lot Depth (Ft):	66.00
Area Influences:	Highway Access, Library, Park, Place of Worship, Playground Nearby, Public Transit, Regional Mall, Schools, Shopping Nearby, Trails		

Interior

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

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:	\$6,661.20
<u>Expenses</u>	<u>Income</u>	
Heating:	Rental Income:	\$99,223.00
Water:	Laundry Income:	\$1,440.00
Electric Expense:	Operating Income:	
New Tax Expense:	Net Operating:	\$100,663.00
Building Insurance:		
2,967.84		

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

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/**

Property Information

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.** 

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

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