

# 125 SCHLUETER Street, Cambridge, Ontario N3H 4B4

Listing

Client Full

[125 SCHLUETER St Cambridge](#)

Active / Multi-Residential

Listing ID: 40790482

Price: \$1,350,000.00



## Waterloo/15 - Preston/52 - Preston North

### Multi-6-9 Unit

Unit Type	# Units
1 Bed	1
2 Beds	5
3 Beds	0
4+ Beds	0
Apt	0
Bachelor	0
Efficiency	0
Loft	0
Other	0
Pent	0
Studio	0
Occupied	6
Total	6

Equip	# Inc
Dishwshr	0
Dryers	0
Fridges	6
Stoves	6
Washers	0

SF Range:	4001 to 5000
AG Fin SF:	4,500.00
BG SF:	1,300.00
Common Interest:	Freehold/None
Tax Amt/Yr:	\$8,712.00/2025
Units Occupied:	6
Storeys/Total:	/2.00

Beds and Baths	
# Beds	11
# Baths	6

### Remarks/Directions

Public Rmks: **Very well maintained 6 plex with great tenants. Located on a quiet residential street close to all amenities, downtown Preston, Riverside Park, Hespeler Rd, TMMC plant, Hwy 8 and 401, this brick multi residential property really is in a fantastic location. With future possibilities of a LRT development down Eagle St this property is in a prime location. Lots of updates, excellent maintenance and happy tenants makes this a smart turn key investment.**

Directions: **Eagle St N to Schlueter St**  
Cross St: **Eagle**

Exterior		Asphalt Rolled	
Construct. Material:	<b>Brick Facing/Brick Veneer</b>	Foundation:	<b>Block</b>
Shingles Replaced:	<b>2013</b>		Apx Age:
Year Built:	<b>1963</b>		Rd Acc Fee:
Property Access:	<b>Municipal Road, Paved Road</b>		<b>51-99 Years</b>
Garage and Parking:	<b>, Outside/Surface/Open, Asphalt Driveway, Reserved/Assigned</b>		
Parking Spaces:	<b>8</b>	Driveway Spaces:	<b>8</b>
Garage Sp/Desc:		Sewer:	<b>Sewer (Municipal)</b>
Water Source:	<b>Municipal</b>	Acres Range:	Water Tmnt:
Lot Size Total/Units:	<b>112.20 ft x 91.83 ft</b>	Lot Shape:	Acres Rent:
Lot Irregularities:	<b>x 100.18 ft x 12.16 ft x 90.1</b>	<b>Irregular</b>	Land Lease Fee:
Lot Front (Ft):	<b>91.83</b>	Lot Depth (Ft):	<b>112.20</b>
Area Influences:	<b>Downtown, Highway Access, Park</b>		Licen Dwelling:
School District:	<b>Waterloo Catholic District School Board, Waterloo Region District School Board</b>		
High School:	<b>Preston H.S., St Benedict's S.S.</b>		
Elementary School:	<b>Coronation P.S., William G. Davis P.S., St Michael's</b>		

### Interior

Interior Feat:	<b>Separate Hydro Meters</b>
Basement:	<b>Full Basement, Partially Finished,</b>
Cooling:	<b>None</b>
Heating:	<b>Gas, Radiant</b>
Inclusions:	<b>Other</b>
Add Inclusions:	<b>Washer &amp; Dryer</b>
Exclusions:	<b>Tenants' Belongings</b>

### Multi-Residential Information

Under Contract: **Hot Water Heater**  
Laundry Features: **Coin Operated, Common Area**  
Inspection ESA/Date:

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

Financial Information	
Assoc Fee:	Property Taxes: <b>\$8,211.41</b>
<u>Expenses</u>	<u>Income</u>
TMI:	Gross:
Heating:	Rental Income: <b>\$74,487.47</b>
Water:	Laundry Income: <b>\$1,148.00</b>
Electric Expense:	Operating Income: <b>\$75,635.47</b>
New Tax Expense:	Net Operating: <b>\$75,635.47</b>
Maintenance:	
Building Insurance:	<b>\$1,985.11</b>
Administrative Fee:	<b>3,940.68</b>
Laundry Rentals:	
Under Cntrct Mnthly:	<b>732.32</b>
Addl Monthly Expense:	

Prop Mgmt Expense:

Operating Expense: **\$23,462.48** Expenses:**Actual**

Common Elem Fee:

Legal Desc: **LT 41-42 PL 188 CAMBRIDGE; PT LANE PL 188 CAMBRIDGE AS IN WS527746 EXCEPT EASEMENT THEREIN;  
CAMBRIDGE**Zoning: **RM2**Assess Val/Year: **\$628,000/2025**PIN: **037790208**ROLL: **300611000905600**Possession/Date: **Flexible/****Property Information**

Local Improvements Fee:

Survey: **None/**Hold Over Days: **60**

PIN 2:

Occupant Type: **Tenant**Deposit: **50000****Brokerage Information**List Date: **11/27/2025**List Brokerage: **RED AND WHITE REALTY INC.** 

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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