

96 HENDERSON Street, Cambridge, Ontario, N3C 2G1

Listing

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Listing ID: 40785879

Active / Multi-Residential

Price: **\$1,395,000.00**



Waterloo/14 - Hespeler/43 - Hillcrest/Forbes Park

Multi-6-9 Unit

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

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

SF Range: **5001 to 6000**
 AG Fin SF: **5,250.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$9,150.91/2025**
 Units Occupied:
 Storeys/Total: **/2.00**

Beds and Baths	
# Beds	0
# Baths	0

Remarks/Directions

Public Remarks: **Rare opportunity to purchase this ONE OWNER BUILDING. Across from the W.G. Johnson recreation center and within walking distance to Downtown Hespeler. This purpose built Six Plex comes to the market for the very first time. Virtual Tour, Floor plans and further information are available from the Listing Agents.**

Directions: **Located on Henderson St, between Kribs St and Bella St.**

Exterior

Construct. Material: **Solid Brick, Concrete Block** Roof: **Shingles**
 Shingles Replaced: Foundation:
 Year Built: Apx Age: **51-99 Years**
 Garage and Parking: **, Outside/Surface/Open,**
 Parking Spaces: **7** Driveway Spaces: **7**
 Garage Sp/Desc: Sewer: **Sewer (Municipal)**
 Water Source: **Municipal** Water Tmnt:
 Lot Size Total/Units: **Square Feet** Acres Rent:
 Lot Front (Ft): **76.50** Lot Depth (Ft): **132.00** Licen Dwelling:
 Area Influences: **Other**

Interior

Interior Feat: **None**
 Basement: **None, ,**
 Cooling: **None**
 Heating: **Baseboard, Electric**
 Inclusions: **None**

Multi-Residential Information

Laundry Features: **Coin Operated, Common Area, Shared** Additional Monthly Fees:

Financial Information

Expenses Income
 Building Insurance:
 Administrative Fee:
 Laundry Rentals:
 Under Cntrct Mnthly:
 Addl Monthly Expense:
 Prop Mgmt Expense:

Property Information

Common Elem Fee:
 Legal Desc: **LT 48 PL 13 CAMBRIDGE; PT LT 47 PL 13 CAMBRIDGE AS IN 319186 EXCEPT 1269518; CAMBRIDGE**
 Zoning: **RM3** Survey: **None/**
 Assess Val/Year: **\$652,000/2025** Hold Over Days: **60**
 PIN: **037600070** PIN 2:
 ROLL: **300615000801300** Occupant Type: **Tenant**
 Possession/Date: **Immediate/** Deposit: **75000**

Brokerage Information

List Date: **01/12/2026**
 List Brokerage: **CUSHMAN & WAKEFIELD WATERLOO REGION LTD.**

Source Board: Cornerstone Association of REALTORS®
 Prepared By: Andrew Bridgman, Salesperson
 Date Prepared: 01/22/2026

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