

# ROCKWAY GARDENS APARTMENTS

**ASKING PRICE  
\$2.5M**



**Units:**

11

**ADDRESS:**

15 Floral Cres. Kitchener ON

**No. of buildings:**

1

**Location:**

Located in the Kingsdale area of Kitchener where the Kingsdale Community Centre serves as a hub for various activities and resources including an outdoor pool, recreational activities and vibrant playground. Kingsdale is considered a quieter neighborhood with mature trees and parks. The community is known for its friendly residents and well-kept properties.

**APARTMENT MIX:**

11 One Bedrooms

**Summary:**

This well maintained property is located in a desirable rental area situated near the Rockway Golf Course, Wilson Park, Fairview Mall, Shopping, Schools and Public Transit in addition to easy access to the Expressway and Major Highways.

Please Note: Although the information on this property brochure is believed to be accurate, no warranties or representations are made of any kind nor is this brochure intended to solicit buyers already under a buyer representation agreement.



**HOMELIFE POWER REALTY INC.**

Brokerage\*

385 Frederick Street Unit 32

KITCHENER, ON, N2H 2P2

[www.4mcommercialgroup.com](http://www.4mcommercialgroup.com)

\*Independantly Owned and Operated

**Rob Piombini**

Broker

519.590.9488 Mobile

519.885.8810 Office

[rpiombini@4mcommercialgroup.com](mailto:rpiombini@4mcommercialgroup.com)

**Dalibor Radulovic**

Sales Representative

519.781.7000 Mobile

519.885.8810 Office

[dradulovic@4mcommercialgroup.com](mailto:dradulovic@4mcommercialgroup.com)



# OVERVIEW

Well, maintained Stick Construction solid Brick Building. Family owned for 17 yrs. Pride of ownership is quite apparent; new Weill McLain boilers in 2010, all windows replaced between 2010-2015, new roof in 2018, new water softener system in 2021 and new asphalt parking/driveway.

## PROPERTY HIGHLIGHTS

Stick Construction  
Separately Metered Hydro  
Spacious Units  
16 Parking Spaces

## PROPERTY SUMMARY

Asking Price: \$2.5M  
Year Built: 1955  
Lot Size: 0.371 Acres  
Total SF: 8,736 SF

## LOCATION HIGHLIGHTS

Easy access to Expressway and Major Highways  
Mature Area with Parks and Trees  
Convenient; Public Transit, Shopping and Restaurants  
Quiet Neighborhood

## Virtual Tour Link:

<https://youriguide.com/vLRVZFZU6V8DD1/>



HOMELIFE POWER REALTY INC.

Brokerage\*

385 Frederick Street Unit 32  
KITCHENER, ON, N2H 2P2  
www.4mcommercialgroup.com

\*Independantly Owned and Operated

**Rob Piombini**

Broker

519.590.9488 Mobile

519.885.8810 Office

rpiombini@4mcommercialgroup.com

**Dalibor Radulovic**

Sales Representative

519.781.7000 Mobile

519.885.8810 Office

dradulovic@4mcommercialgroup.com



# PROPERTY PHOTOS



HOMELIFE POWER REALTY INC.

Brokerage\*

385 Frederick Street Unit 32

KITCHENER, ON, N2H 2P2

[www.4mcommercialgroup.com](http://www.4mcommercialgroup.com)

\*Independantly Owned and Operated

**Rob Piombini**

Broker

519.590.9488 Mobile

519.885.8810 Office

[rpiombini@4mcommercialgroup.com](mailto:rpiombini@4mcommercialgroup.com)

**Dalibor Radulovic**

Sales Representative

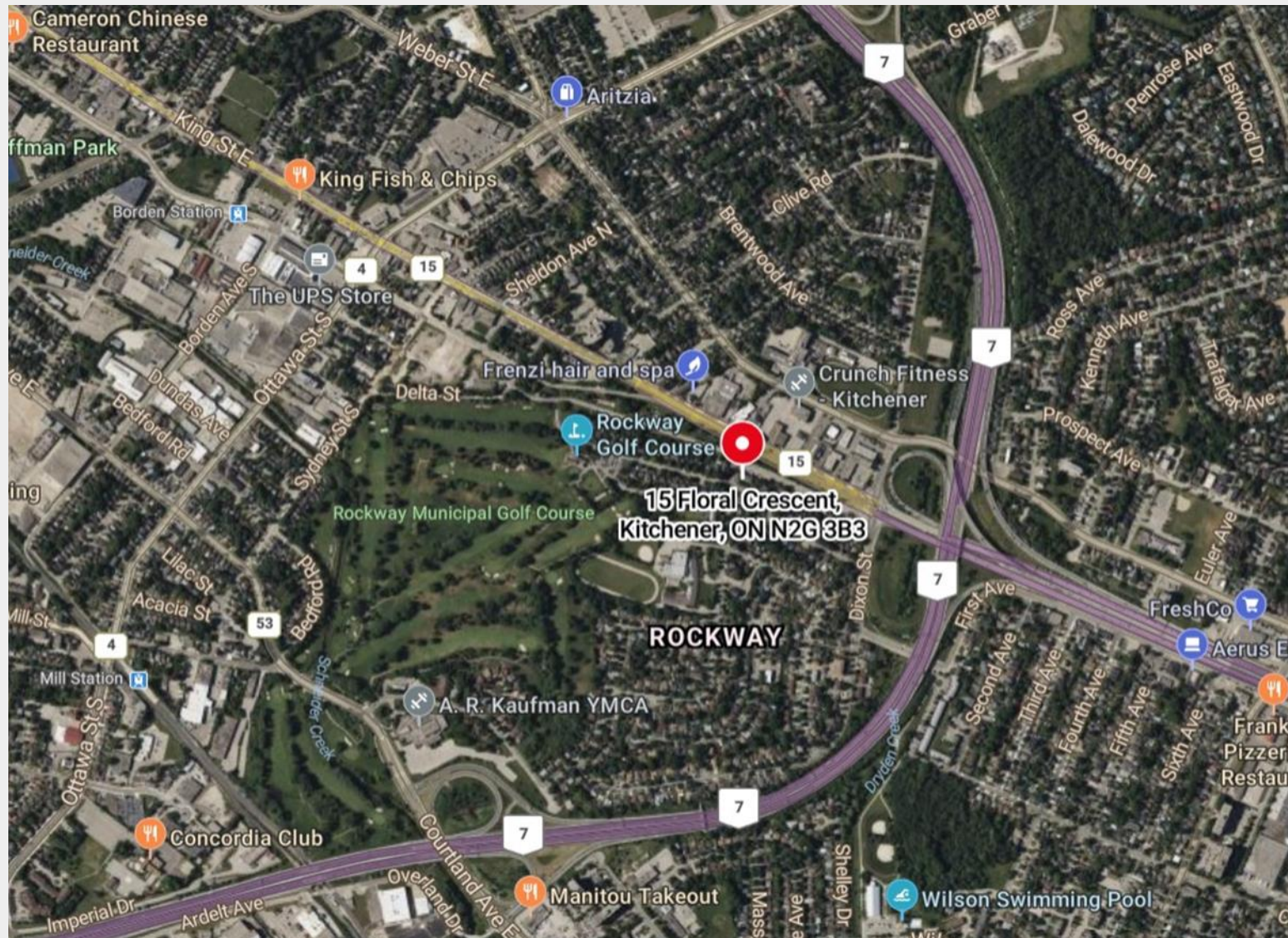
519.781.7000 Mobile

519.885.8810 Office

[dradulovic@4mcommercialgroup.com](mailto:dradulovic@4mcommercialgroup.com)



# AERIAL MAP



**HOMELIFE POWER REALTY INC.**

Brokerage\*

385 Frederick Street Unit 32

KITCHENER, ON, N2H 2P2

[www.4mcommercialgroup.com](http://www.4mcommercialgroup.com)

\*Independantly Owned and Operated

**Rob Piombini**

Broker

519.590.9488 Mobile

519.885.8810 Office

[rpiombini@4mcommercialgroup.com](mailto:rpiombini@4mcommercialgroup.com)

**Dalibor Radulovic**

Sales Representative

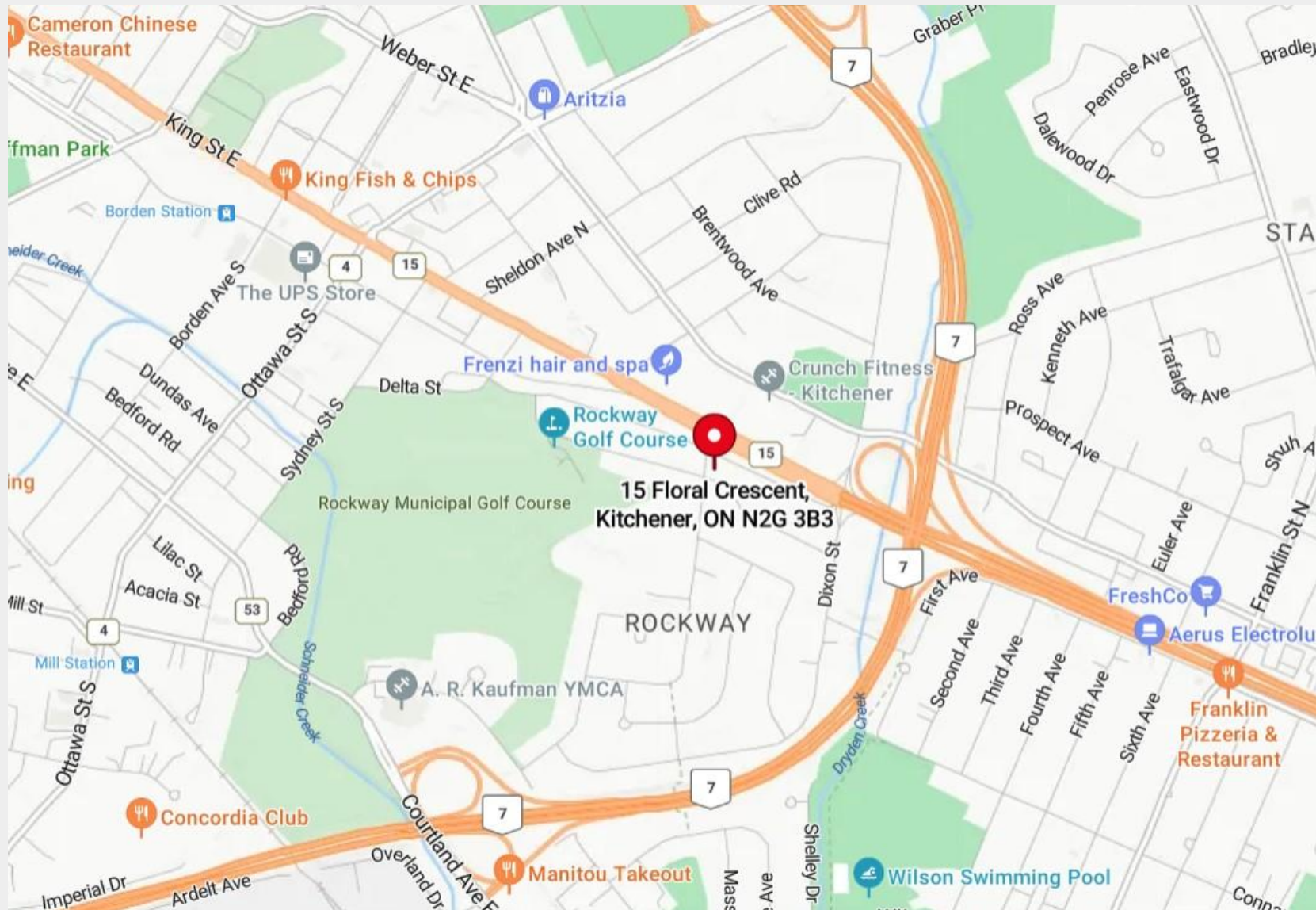
519.781.7000 Mobile

519.885.8810 Office

[dradulovic@4mcommercialgroup.com](mailto:dradulovic@4mcommercialgroup.com)



# STREET MAP



**HOMELIFE POWER REALTY INC.**

Brokerage\*

385 Frederick Street Unit 32

KITCHENER, ON, N2H 2P2

[www.4mcommercialgroup.com](http://www.4mcommercialgroup.com)

\*Independantly Owned and Operated

**Rob Piombini**

Broker

519.590.9488 Mobile

519.885.8810 Office

[rpiombini@4mcommercialgroup.com](mailto:rpiombini@4mcommercialgroup.com)

**Dalibor Radulovic**

Sales Representative

519.781.7000 Mobile

519.885.8810 Office

[dradulovic@4mcommercialgroup.com](mailto:dradulovic@4mcommercialgroup.com)

# FINANCIAL SUMMARY

ACTUAL	
Income	Jan 2025
Monthly Income	\$11,939.00
Annualized Income	\$143,268.00
Less Vacancy (1.5%)	<\$2,149.02>
Effective Rental Income	\$141,118.98
Laundry Income	\$1,440.00
<b>Effective Gross Income</b>	<b><u>\$142,558.98</u></b>
Expenses	2022-2024
Property Taxes	\$23,833.96
Insurance	\$5,000.00
Landlord Paid Utilities	\$12,621.46
Utilities - Water	\$Landlord
Utilities – Sewer	\$Landlord
Utilities - Gas	\$Landlord
Utilities - Hydro	\$Tenant
Trash Removal	\$Landlord
Repairs and Maint	\$18,754.23
Landscaping and Snow	\$ in R&M
Management Fee	\$3,280.00
Total Expenses	<b><u>\$63,489.65</u></b>
<b>NET INCOME</b>	<b><u>\$79,069.33</u></b>



HOMELIFE POWER REALTY INC.

Brokerage\*

385 Frederick Street Unit 32

KITCHENER, ON, N2H 2P2

[www.4mcommercialgroup.com](http://www.4mcommercialgroup.com)

\*Independantly Owned and Operated

**Rob Piombini**

Broker

519.590.9488 Mobile

519.885.8810 Office

[rpiombini@4mcommercialgroup.com](mailto:rpiombini@4mcommercialgroup.com)

**Dalibor Radulovic**

Sales Representative

519.781.7000 Mobile

519.885.8810 Office

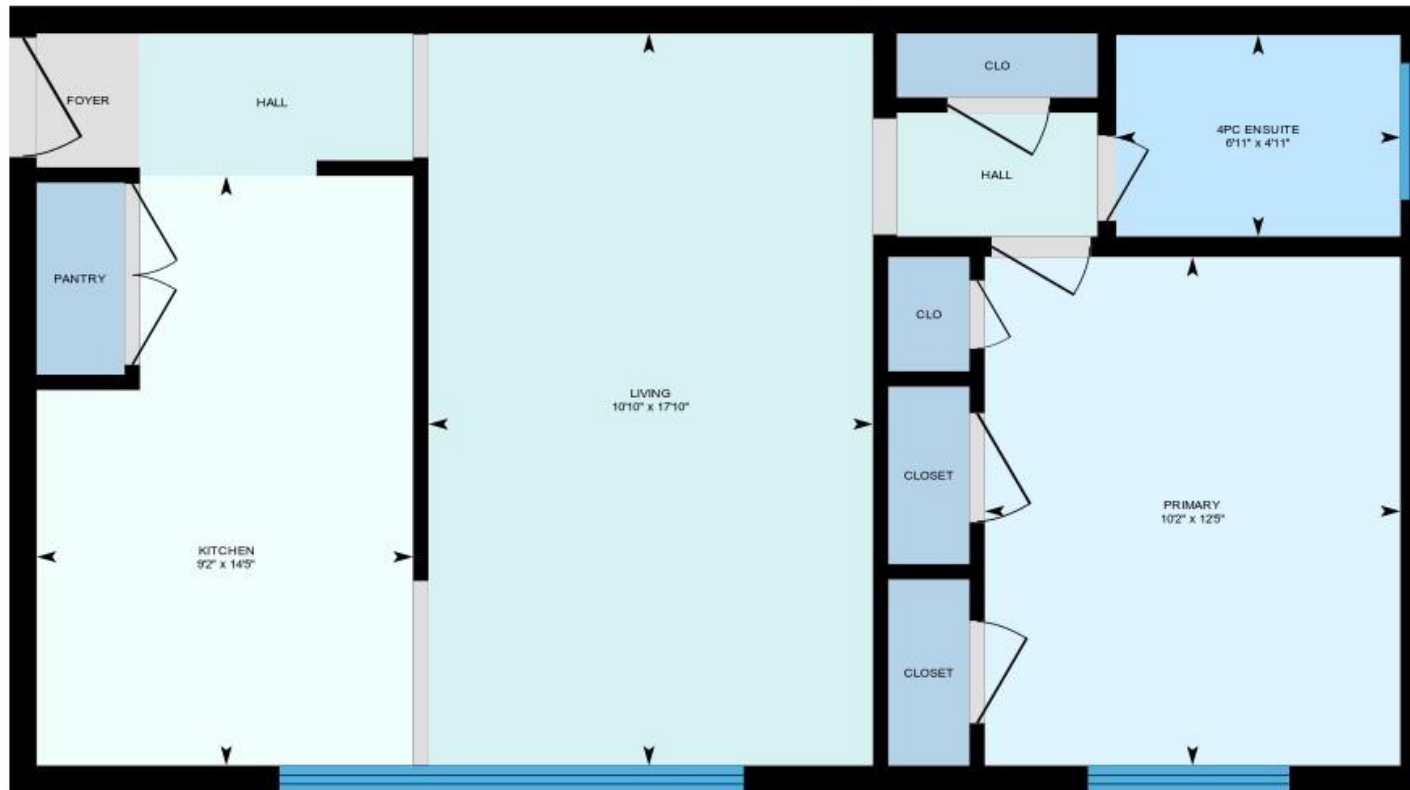
[dradulovic@4mcommercialgroup.com](mailto:dradulovic@4mcommercialgroup.com)



# FLOOR PLANS/ SITE MAP/ DEMOGRAPHICS/ OTHER

## 15 Floral Crescent, Kitchener, ON

Unit 1 Exterior Area 664.72 sq ft  
Interior Area 594.79 sq ft



PREPARED: 2024/04/05



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**HOMELIFE POWER REALTY INC.**

Brokerage\*

385 Frederick Street Unit 32

KITCHENER, ON, N2H 2P2

[www.4mcommercialgroup.com](http://www.4mcommercialgroup.com)

\*Independantly Owned and Operated

**Rob Piombini**

Broker

519.590.9488 Mobile

519.885.8810 Office

[rpiombini@4mcommercialgroup.com](mailto:rpiombini@4mcommercialgroup.com)

**Dalibor Radulovic**

Sales Representative

519.781.7000 Mobile

519.885.8810 Office

[dradulovic@4mcommercialgroup.com](mailto:dradulovic@4mcommercialgroup.com)



# FLOOR PLANS/ SITE MAP/ DEMOGRAPHICS/ OTHER

Total Population

NBH 358

COM 14,441

CITY 272,139

## Gender



## Family Status



## Marital Status



## Age Distribution



## Households

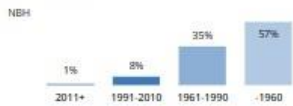
### Structure Details



### Ownership



### Age of Home (Years)



### Structural Type



## Socio-Economic

Avg. Household Income

NBH \$82,940

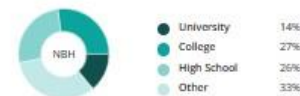
COM \$76,535

CITY \$102,437

## Employment



## Highest Level of Education



HOMELIFE POWER REALTY INC.

Brokerage\*

385 Frederick Street Unit 32

KITCHENER, ON, N2H 2P2

www.4mcommercialgroup.com

\*Independantly Owned and Operated

**Rob Piombini**

Broker

519.590.9488 Mobile

519.885.8810 Office

rpiombini@4mcommercialgroup.com

**Dalibor Radulovic**

Sales Representative

519.781.7000 Mobile

519.885.8810 Office

dradulovic@4mcommercialgroup.com