

17 & 23 Louisa Street, Kitchener-Waterloo, ON

Turnkey charming suites
Walking to hospital & downtown
Serene urban living

FOR SALE

INVESTMENT SUMMARY Ideally Situated Low-Rises with Strong Rental Income

Ilan Friedner

Sales Representative
C: 905-519-4847
ilan@realcommercial.ca

Jeff Margolis

Sales Representative
C: 416-670-5998
jeff@realcommercial.ca



REAL COMMERCIAL GROUP
Real Estate. Real Solutions.

PROPERTY PROFILE | 17 & 23 LOUISA STREET



The Opportunity

Real Commercial Group has been exclusively retained to advise on the sale of **17 & 23 Louisa Street**. Located just steps from the LRT, GO Train and downtown Kitchener's core, these two properties offer fully renovated suites in a quiet, residential pocket with exceptional access to major employers - including Grand River Hospital and the downtown tech hub. With transit, groceries, and daily essentials all nearby, this low-maintenance asset is ideally positioned for stable tenancy and consistent rental growth in a high-demand urban market.

BUILDING DETAILS

Legal Description	PLAN 376 PT LOT 16 PT LOT 17 PLAN 376 PT LOT 17 PT LOT 18
Age of Roof	17 Louisa: March 2022
Lot Size	13,067 SF
GBA	8,222 SF 9,963 SF
Year Built	1924
Heating Type	Gas furnace
Hot Water Source	Shared system
Hydro Metering	Separate meters
Parking	11 Surface spaces
Laundry	Yes
Storage	No
Management	Effort Trust
Zoning	SGA-2
Total Units	22

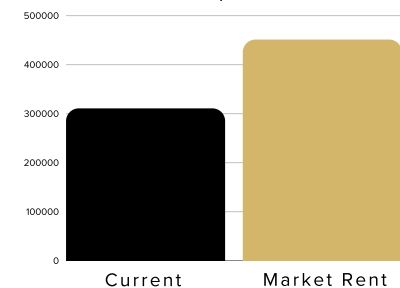
KEY FINANCIAL METRICS

Current Annual Rent	\$310,787
Current NOI	\$206,308
Sale Price	\$4,465,000
\$/Suite	\$202,955

SUITE MIX

TYPE	UNITS	IN-PLACE RENT	MARKET RENT	GAP TO RENT
Bachelor	3	\$1,242	\$1,450	\$208
1-Bed	19	\$1,155	\$1,750	\$595

Rent Comparison





Two low-rise apartment buildings featuring **modern suites, tenant-friendly amenities, and efficient operations** in a prime Kitchener location.

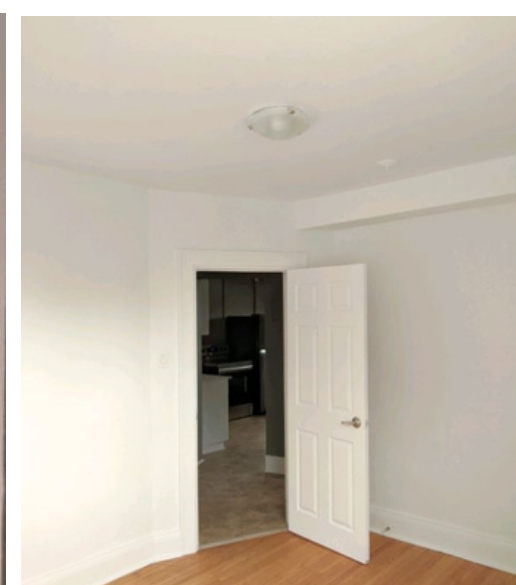
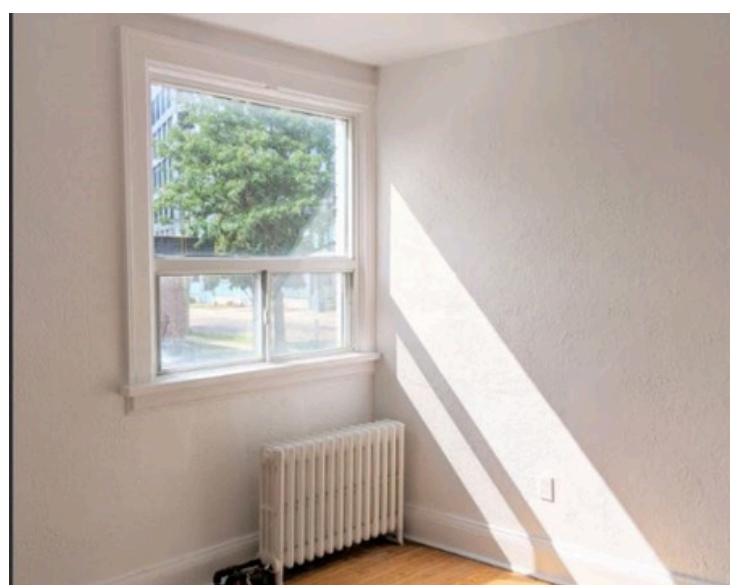
- **Bachelors and one-bedroom suites with modern finishes** units include vinyl-plank or hardwood flooring, quartz countertops, refreshed paint, and efficient, modern appliances, all designed to appeal to quality-oriented tenants seeking urban comfort.
- **High-quality rental demand in a transit-oriented district** strategically located steps from the Kitchener LRT and within walking distance of Google's campus, retail, restaurants, and grocery options.
- **Turnkey asset with efficient operations and stable income** with minimal common area upkeep, and strong tenant retention via amenities like on-site laundry and parking, the property offers reliable cash flow and low operational overhead from day one.

SUITE MIX

3	Bachelor
19	1-Bedroom

Unit Features

- | | |
|-------------------|------------------------------|
| ✓ Parking | ✓ Stove, Fridge |
| ✓ On-site Laundry | ✓ Stainless Steel Appliances |
| ✓ New Kitchens | |





Downtown Waterloo
Waterloo Town Square



Major Hospital
WRHN @ Midtown Hospital



Parks
Victoria Park: An Urban Oasis



Transit
Buses & LRT Stations

The Waterloo Region is **Canada's 3rd fastest-growing community**, outpacing major cities like Toronto and Montreal in population growth

Serene Urban Living

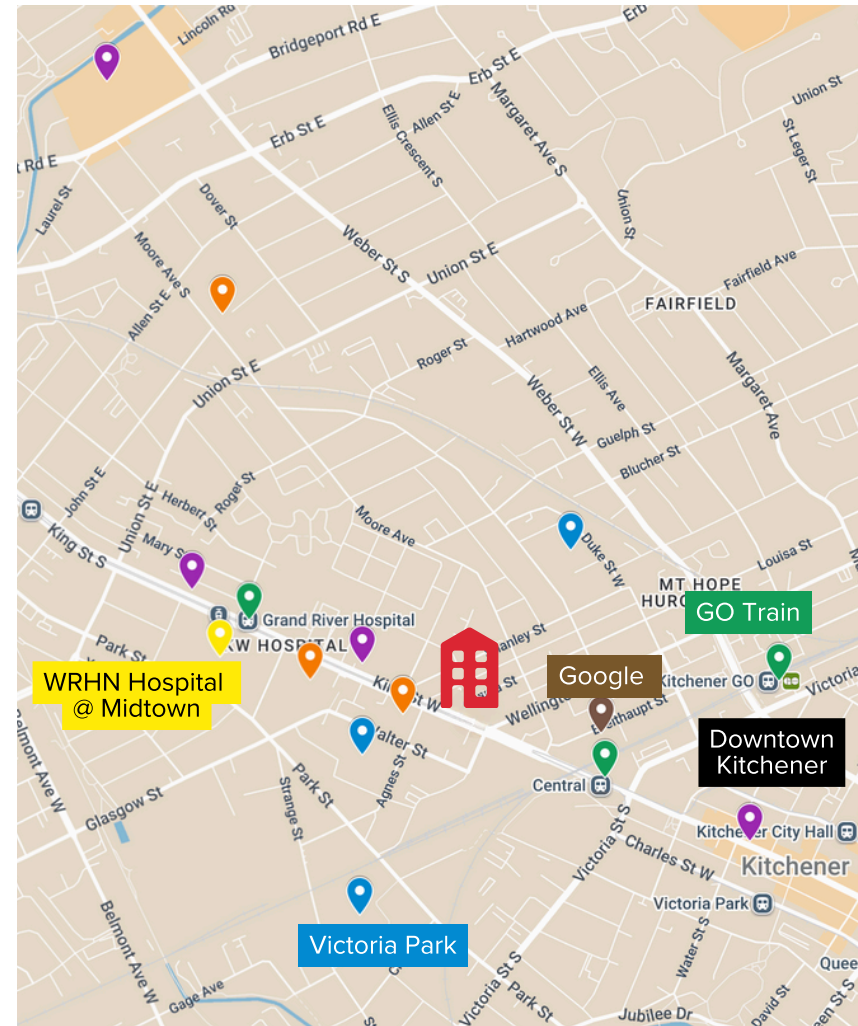
Nestled in a quiet residential pocket, 17 & 23 Louisa Street offer a rare blend of tranquility and urban access. Just minutes from downtown, this walkable neighbourhood features mature trees, well-kept streets, strong community appeal - ideal for tenants seeking both stability and lifestyle convenience.

Proximity to Major Employers

A 10-minute walk to WRHN Hospital at Midtown and close to Kitchener's growing tech and education hubs, these properties are positioned to attract reliable tenants from the region's top employment centres - including healthcare, municipal services, and downtown offices.

Seamless Transit & Connectivity

Steps from the ION LRT and a short walk to Kitchener GO Station. Quick access to Victoria Street, King Street, and nearby highways ensures convenient commuting by both transit and car.



17 & 23 Louisa Street

Grocery stores

Transit

Parks

Schools

Hospital

Google

17 & 23 Louisa Street Kitchener-Waterloo, ON

Multi-Residential

Offering Guidelines

To facilitate evaluation, offers should include the following information:

- Proposed Purchase Price
- Legal Name of the Purchaser
- Names of Ultimate Beneficial Owners and Ownership Percentages
- Evidence of Financial Capability to Complete the Transaction
- Confirmation that the Property Will Be Purchased on an "As-Is, Where-Is" Basis
- Proposed Conditions and Transaction Timeline
- Delivery Details for Legal Notices (email & mailing address)

Offers may be submitted using a Letter of Intent or Agreement of Purchase and Sale. The Vendor reserves the right to accept or reject any offer and may remove the property from the market at its sole discretion.

Data Room Material

A data room has been prepared and access will be granted upon receipt of a signed Confidentiality Agreement. Please contact the listing agents to initiate this process.

Please contact listing agents to discuss pricing

Ilan Friedner

Sales Representative

C: 905-519-4847

ilan@realcommercial.ca

Registered with Real Broker Ontario Ltd., Brokerage

Jeff Margolis

Sales Representative

C: 416-670-5998

jeff@realcommercial.ca

Registered with Real Broker Ontario Ltd., Brokerage



REAL COMMERCIAL GROUP
Real Estate. Real Solutions.

The Vendor has retained Real Commercial Group, operating under Real Broker Ontario Ltd., to act as exclusive advisor for the sale of this Property.