

839 Stirling Ave S, Kitchener

Turnkey Flourplex | For Sale: \$900,000



An excellent opportunity to own a fully tenanted, four-unit building with quick access to the expressway and core amenities near the Laurention Power Centre. This well-maintained property offers excellent flexibility, perfect as a full investment or for an owner-occupier looking to live in and self-manage. The front unit is a spacious 1.5 storey, 3 bedroom suite featuring a west-facing deck and private front yard. At the rear, you'll find two well-proportioned 2-bedroom units and a bright 1-bedroom unit, each with a functional layout and private entrances. Ample parking is available at the back of the property, along with a shared storage shed. A solid income-generating asset in a convenient location. 839 Stirling is a smart addition to any real estate portfolio.



Presented by
ERIK ERWIN, REALTOR
Erik.Erwin@ChestnutParkWest.com
EERealEstate.ca
519.500.9950





Unit 1 - Main Level + Loft | Rent: \$2,200/Month*

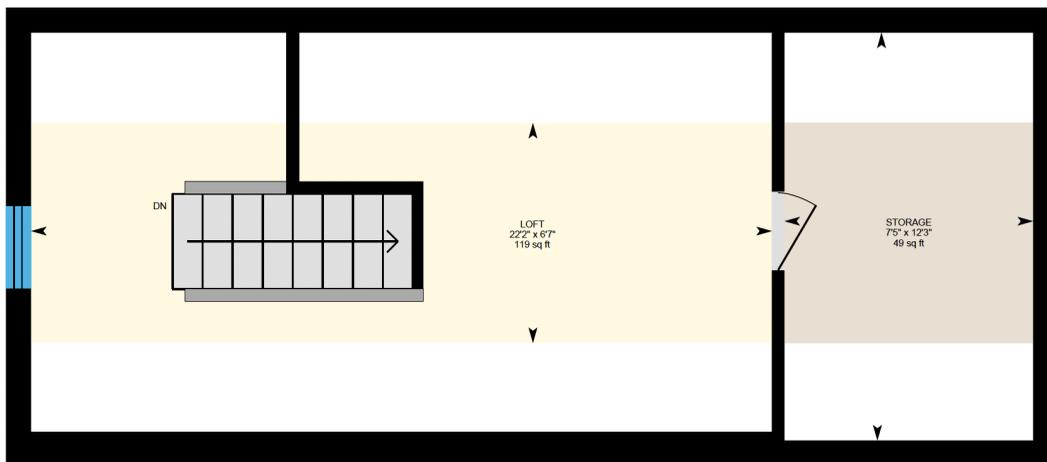
3 Bedroom, 1 Bathroom

*Tenants are eligible for a \$100 monthly rent discount when they clean and maintain the laundry and utility room on a month-to-month rental basis. Terms and conditions apply.

ERIK ERWIN, REALTOR
Erik.Erwin@ChestnutParkWest.com



Unit 1 + Loft : 1,068 sq ft





Unit 2 - Second Level | Rent: \$1,208.22/Month
2 Bedroom, 1 Bathroom

ERIK ERWIN, REALTOR
Erik.Erwin@ChestnutParkWest.com



Unit 2 : 720 sq ft





Unit 3 - Lower Level | Rent: \$1,181.95/Month
2 Bedroom, 1 Bathroom

ERIK ERWIN, REALTOR
Erik.Erwin@ChestnutParkWest.com




CHESTNUT PARK
REALTY SOUTHWESTERN
ONTARIO LIMITED BROKERAGE

Unit 3 : 720 sq ft



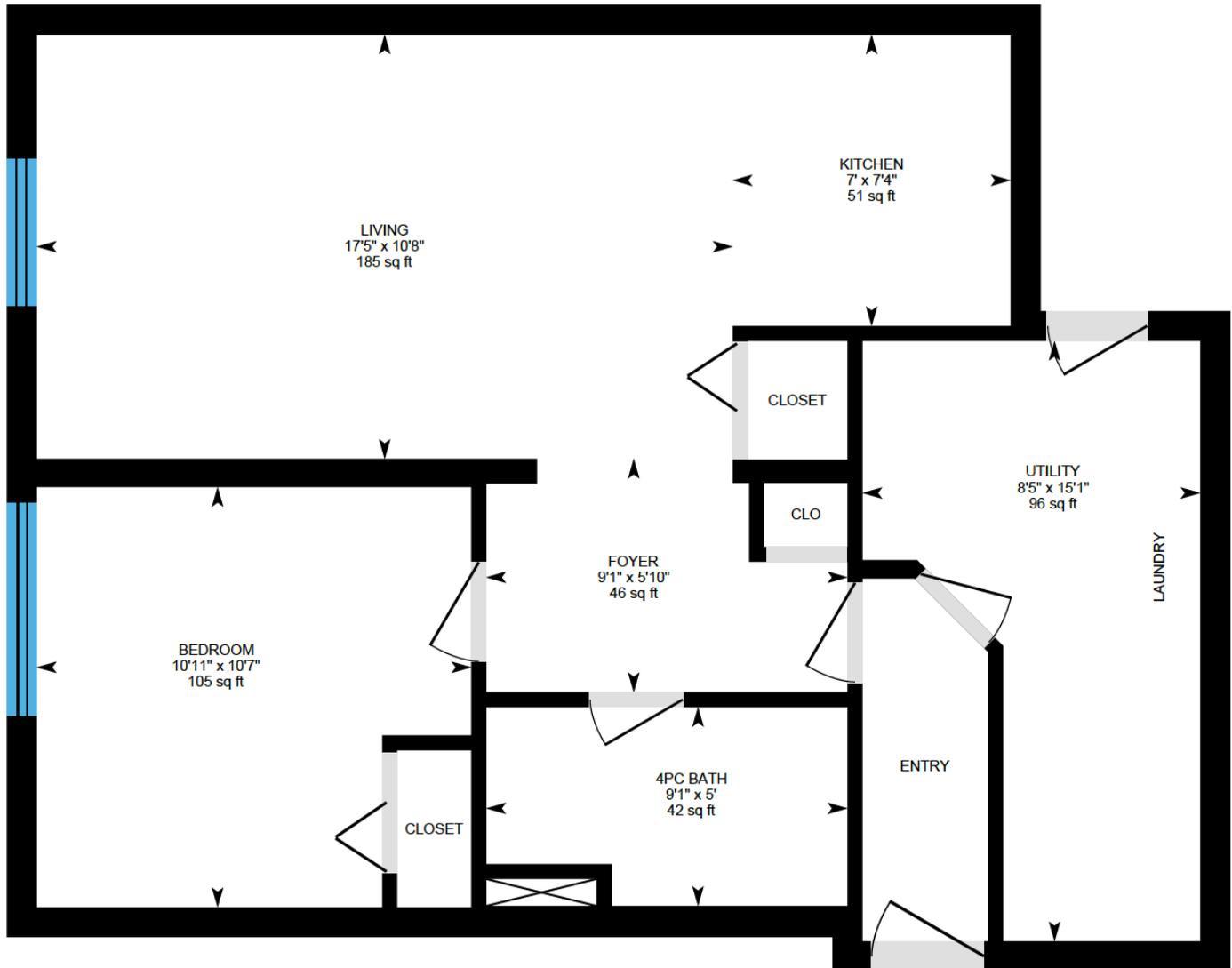


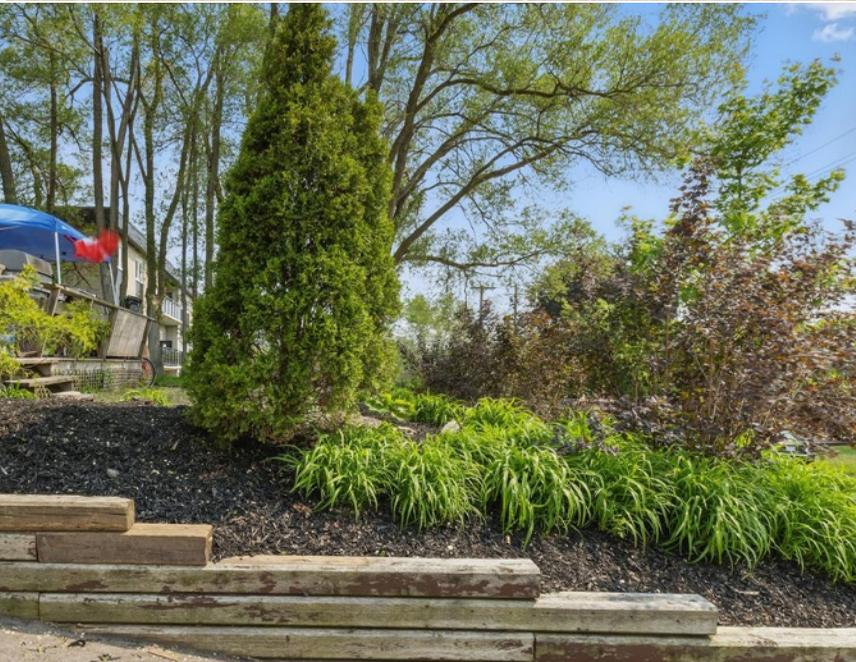
Unit 4 - Lower Level | Rent: \$867.80/Month
1 Bedroom, 1 Bathroom

ERIK ERWIN, REALTOR
Erik.Erwin@ChestnutParkWest.com



Unit 4 : 512 sq ft





ERIK ERWIN, REALTOR
Erik.Erwin@ChestnutParkWest.com




CHESTNUT PARK
REALTY SOUTHWESTERN
ONTARIO LIMITED BROKERAGE

Financials

Income

All Leases Month to Month

Unit 1: 2 Bedroom + Loft	\$2,100/month
Unit 2: 2 Bedroom	\$1,208.22/month
Unit 3: 2 Bedroom	\$1,181.95/month
Unit 4: 1 Bedroom	\$867.80/month
Gross Income (Yearly)	\$64,295.64

Expenses

Yearly

Taxes	\$6,135.03
Insurance	\$2,833.80
Water	\$3,840.00
Hydro*	\$1,800.00
Lawn & Snow Maintenance	\$2,049.00
Gross Expenses	\$16,657.83
Net Income	\$47,637.81
Cap Rate	5.3%

*Utilities of Unit 4 only. Units 1, 2, 3 tenants are responsible to pay hydro & gas utilities.