

**“Millwood Brownstones” at 15 Millwood Crescent,
Kitchener-Waterloo, ON**

97-Unit Multifamily Complex
Steps to Parking & Bus
Close to Amenities & Schools



INVESTMENT SUMMARY Value Add Property in a Walkable Family Neighbourhood

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REAL COMMERCIAL GROUP
Real Estate. Real Solutions.



The Opportunity

Real Commercial Group has been exclusively retained to advise on the sale of **15 Millwood Crescent** in Pioneer Park. This well-located property presents a prime value-add opportunity for investors. Situated in a highly accessible area with strong surrounding amenities and established neighbourhood demand, the site offers flexible repositioning potential. With strategic upgrades or redevelopment, 15 Millwood Crescent can deliver enhanced income streams and long-term growth.

BUILDING DETAILS

Legal Description	PLAN 1404 BLK B
Lot Size	123,982 SF
GBA	60,257 SF
Year Built	1986
Heating Type	Gas forced air
Hot Water Source	Shared for 2 suites
Hydro Metering	Shared for 2 suites
Parking	106 Surface spaces
Laundry	2 Units per row
Storage	No units
Management	Effort Trust
Zoning	RES-5
Total Units	97

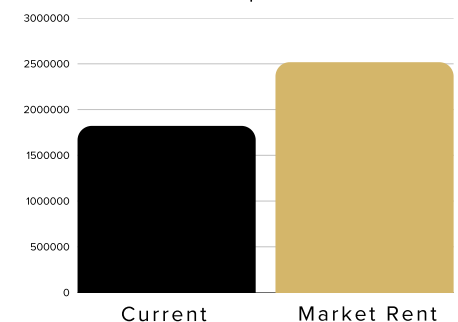
KEY FINANCIAL METRICS

Current Annual Rent	\$ 1,821,525
Current NOI	\$ 1,404,133
Sale Price	\$26,495,000
\$/Suite	\$273,660

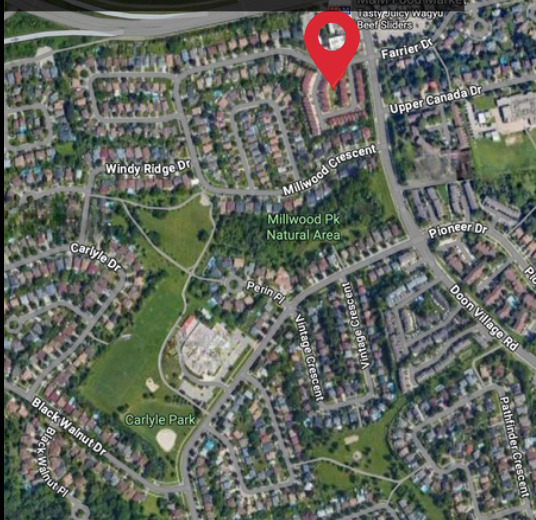
SUITE MIX

TYPE	UNITS	IN-PLACE RENT	MARKET RENT	GAP TO RENT
1-Bed	48	\$1,402	\$1,900	\$498
2-Bed	49	\$1,724	\$2,400	\$676

Rent Comparison



Close proximity to Parks, Transit, Schools, Grocery





COMMUNITY DEMOGRAPHICS

Population	22,629
Average Household Income	\$149,061.40
House Ownership	80%

HIGHEST LEVEL OF EDUCATION

College	24%
University	32%
High School	27%
Other	17%

EMPLOYMENT

Employed	69%
Unemployed	2%
Not In The Labor Force	28%

This **97 units** property in Kitchener's **high-demand Pioneer Park neighbourhood** offer a unique value-add opportunity.

- **Unique Layouts for Diverse Tenant Appeal** a rare mix of single-storey 1-bedroom upper units and spacious two-level 2-bedroom lower units with private yards - attracting a wide range of tenants from professionals to families.
- **Comfort-Oriented Living with Everyday Convenience.** Each unit is thoughtfully designed for resident comfort, with in-suite storage, cable-ready setups, and access to on-site laundry and parking. The surrounding walkable amenities - schools, parks, shopping, and transit - boost lifestyle appeal and encourage long-term tenancy.
- **New roofing** will provides long-term durability and reduced maintenance, adding immediate property value.
- **Upgraded electrical systems allow for modern in-suite laundry**, improving tenant appeal and supporting rent increases to full market potential.





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

Local eateries & shopping
Pioneer Drive



Schools
Pioneer Park Public School



Parks
Budd Park

Family Neighbourhood

A wonderful, sought-after residential neighbourhood with convenient access to a wide range of amenities. Steps from schools (St. Timothy Catholic Elementary School, Pioneer Park Public School) and parks, within walking distance to the library, community centers, and recreational facilities.

Convenient Shopping

Across the street from M&M Meats and local eateries. Just 5 minutes from **Pioneer Drive** with extensive shopping and dining including grocery stores (Zehrs), fitness (Orange Theory), Banking, retailers (Shoppers Drug Mart, Dollarama), and restaurants (EggSmart, Pizza Pizza, Tim Horton's, DQ), LCBO.

Walkable Transit

Steps to major bus routes along Doon Village Road - as well as nearby arterial roads for seamless connectivity across the city, further enhancing the appeal of this location for both residents and investors.



15 Millwood Crescent

Grocery Stores

Transit

Parks

Schools

Community Centres

Arts and Culture



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15 Millwood Crescent 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

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