



FOR SALE

115 *Kraft Ave, Kitchener*

Strong Rental Upside in Prime Location
Multi-Family Property Featuring 15 Residential Suites



VTB AVAILABLE

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Accelerating success.



Investment Highlights

115 Kraft Avenue presents a compelling multi-family investment opportunity for investors seeking a stable, cash-flowing asset with strong value-add potential in a prime location. Approximately 50% of the suites have already been renovated, while the remaining suites offer an opportunity for further upgrades and the ability to increase rents to market levels. The property is ideally situated just off Highway 8 and only a few minutes from the 401, providing excellent connectivity and convenient access for both local and out-of-town investors. Residents enjoy secure building access, on-site laundry, assigned parking, and all-inclusive rent, along with a highly convenient location just minutes from Fairview Park Mall, grocery stores, restaurants, and several parks, with quick access to major transit routes and highways.



Asking Price \$3,350,000

Multi-Family Building



15 **Residential** Suites



Prime Location off Highway 8 and just minutes from HWY 401



Tenants Benefits from Nearby Amenities, Shops, and Restaurants, While the Commercial Component has Great Exposure from High Foot and Vehicle Traffic



15 Residential Suites:

- 1 – Bachelor Suite
- 1 – 1 Bedroom Suite
- 13 – 2 Bedroom Suites



Two Vacant Suites with Opportunity to Enhance Cash Flow Immediately Upon Possession



Common Laundry



Spacious Balconies for Residents



Concrete Construction with Brick Exterior



Approx 18 Outdoor Parking Spaces



Secure access



*Average Residential Rents
are \$445 Below Market*



*Enhance Cash flow by Filling
Residential Vacancy*

115 Kraft Ave, Kitchener





Location and Investment Overview

Location Overview

Situated in the Centreville Chicopee neighbourhood of Kitchener, 115 Kraft Avenue offers a calm, community-oriented environment with excellent proximity to everyday amenities. The area is known for its peaceful residential character, with approximately 20 parks nearby, including Chicopee Park and Idlewood Park & Pool, providing residents with easy access to green space, recreation, and walking trails.

The property benefits from close access to major shopping and service hubs such as Fairview Park Mall, multiple grocery stores, restaurants, and essential retailers. Residents also enjoy strong transit connectivity, being only a short walk from the Weber/Kinzie GRT bus stop, and just minutes from Highways 7/8 and the 401, providing seamless travel throughout Kitchener-Waterloo and beyond. With its blend of quiet streets, abundant amenities, and convenient transportation access, Centreville Chicopee is an attractive, stable location for multi-family investment.

Investment Overview

115 Kraft Avenue is a 15-suite apartment building with strong rental upside and long-term appreciation. This apartment building consists primarily of two-bedroom suites, which support stronger rental income and increased cash flow.

- VTB Available: Vendor is willing to do a 2-Year VTB up to 75% LTV, subject to mutually agreeable terms
- One Bachelor, One 1-Bedroom, and Thirteen 2-Bedroom Suites
- Strong rental upside, with current average rents approximately \$449 below market levels.
- Opportunity to enhance cash flow by filling both vacant suites immediately upon possession
- Asking Price: \$3,350,000
- Price-Per-Suite: \$223,333



◀ HWY 401

Amenities Map

Shopper's

Petro Canada

Stacked Pancakes

Zehrs

Dollarama

Fit4Less

BMO Bank

Bulk Barn

Tim Horton's

115 Kraft Ave

Weber St. E.

Kinzie Ave

Kraft Ave



115 Kraft Ave, Kitchener





Detailed Property Description



Address	115 Kraft Ave, Kitchener
Number of Units	15 Residential Suites
Building Sq. Ft.	15,200
Storeys	2.5
Residential Suite	1 – Bachelor Suite 1 - 1 Bedroom 13 - 2 Bedroom
Occupancy Rate (Residential)	86% (Two Vacant Suites)
Common Laundry	Yes
Appliances	Fridge, Stove, Oven, and Dishwasher
Lot Size	0.477 acres
Lot Frontage	102 ft
Services	Full municipal services
Hydro	One Hydro Meter for Building
Roof	Flat roof with tar/gravel on a concrete slab
Parking	18 Outdoor Spaces



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