



**\$607,000**

## **116 UNIVERSITY AVE W, WATERLOO, ON N2L 3E2, CANADA**

<https://adamgracie.ca>

**\*1 Year Lease Signed\*Fully Tenanted\*\*\$4250 Rent Every Month\*\*Prime Location\*\* That's Right, Turn-Key Investment, 5 Bedroom 2 Bath, Spacious Living, Dining & Kitchen, Fully Furnished, Each Room Has Large Windows. Steps To Waterloo University Campus & Laurier. Walking Distance To Shopping, Restaurants, And Many Other Amenities. A Must For Your Long-Term Investment Portfolio!**

- 5 beds
- 2 baths
- Residential
- Condo/Apt Unit
- Active
- Owner, 1209 sq ft



## Building Details

**ArchitecturalStyle:** 1 Storey/Apt

**Heating:** Forced Air, Natural Gas

**Roof:** Other

**NewConstructionYN:** No

**Exterior material:** Brick

## Amenities & Features

**Features:** Other

**Amenities:** Dishwasher, Elevator(s), Range Hood, Refrigerator, Stove

**Waterfront available:** No

**GarageYN:** No

**AttachedGarageYN:** No

**CoolingYN:** No

**Cooling:** Central Air

**PoolPrivateYN:** No

**FireplaceYN:** No

