



**\$799,900**

## **204 CLARK AVE, KITCHENER, ON N2C 1Y5, CANADA**

<https://adamgracie.ca>

VACANT and Completely Renovated Legal Duplex – Turnkey Investment or Multigenerational Living! Welcome to 204 Clark Ave, a fully renovated legal duplex offering modern living and exceptional income potential – Over \$50k per year!. This versatile property features a spacious 3-bedroom upper unit with an open-concept layout and a stylish 1-bedroom lower unit – both...

- 4 beds
- Residential Income
- Duplex Up/Down
- Active
- 1100 sq ft



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## Building Details

<b>ParkingTotal:</b> 7	<b>NewConstructionYN:</b> No
<b>Heating:</b> Forced Air, Natural Gas	<b>Basement:</b> Finished, Full, Separate Entrance
<b>Exterior material:</b> Brick Veneer	<b>Roof:</b> Asphalt Shing
<b>Parking:</b> 7, Detached Garage	

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## Amenities & Features

<b>Features:</b> Other	<b>Waterfront available:</b> No
<b>GarageYN:</b> Yes	<b>AttachedGarageYN:</b> No
<b>CoolingYN:</b> No	<b>Cooling:</b> Central Air
<b>PoolPrivateYN:</b> No	<b>FireplaceYN:</b> No

