



\$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
- 2 baths
- Residential
- Single Family Residence
- Active
- Other, 1100 sq ft



Building Details

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|--|---|
| ArchitecturalStyle: Bungalow | ParkingTotal: 7 |
| NewConstructionYN: No | Heating: Forced Air, Natural Gas |
| Basement: Finished, Full, Separate Entrance | Exterior material: Brick Veneer |
| Roof: Asphalt Shing | Parking: 7, Detached Garage |

Amenities & Features

| | |
|---------------------------------|---|
| Features: Other | WindowFeatures: Window Coverings |
| Waterfront available: No | GarageYN: Yes |
| AttachedGarageYN: No | CoolingYN: No |
| Cooling: Central Air | PoolPrivateYN: No |
| FireplaceYN: No | |

