



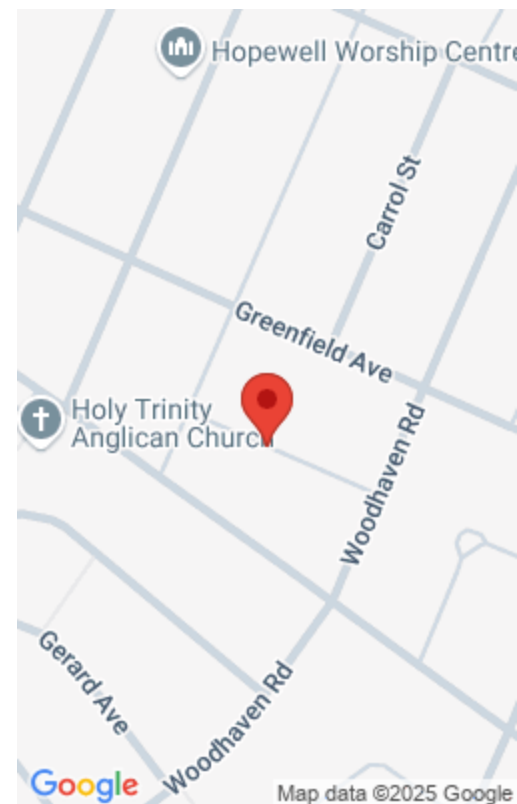
**\$1,289,000**

## **24 CAIT AVE, KITCHENER, ON N2C 1G4, CANADA**

<https://adamgracie.ca>

Turnkey Investment Opportunity! Well-Maintained 6-Plex Generating Over \$83,000 in Annual Rental Income with a 4% CAP RATE! This multi-family property features six units, including five spacious 1-bedroom suites and one bachelor unit, offering strong tenant appeal and stable returns. The property provides eight dedicated parking spaces, on-site laundry, and individual storage lockers for tenant convenience....

- 5 beds
- Residential Income
- Multi-6-9 Unit
- Active
- 3220 sq ft



---

## Building Details

**Year built:** 1963

**NewConstructionYN:** No

**Basement:** Finished, Full

**Roof:** Tar/Gravel

**ParkingTotal:** 8

**Heating:** Baseboard, Natural Gas, Radiant

**Exterior material:** Brick

**Parking:** 8

---

## Amenities & Features

**Features:** None, Separate Heating Controls, Separate Hydro Meters

**GarageYN:** No

**CoolingYN:** No

**PoolPrivateYN:** No

**Waterfront available:** No

**AttachedGarageYN:** No

**Cooling:** None

**FireplaceYN:** No

