



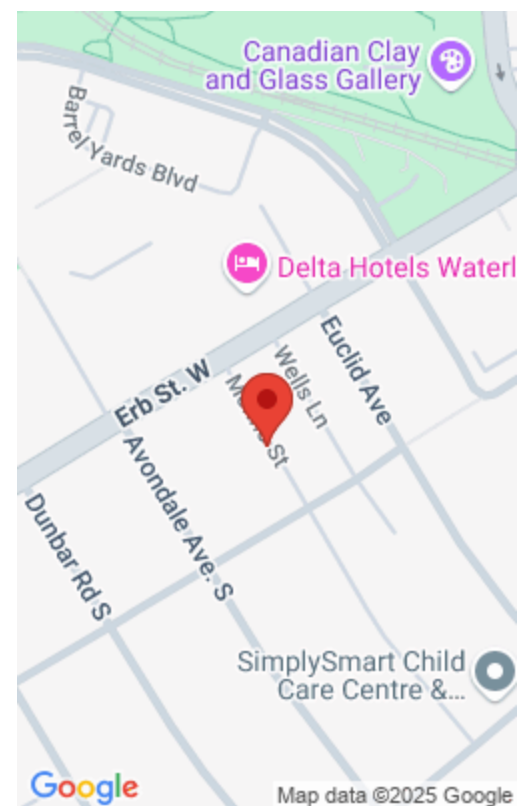
**\$1,199,000**

## **13 MENNO ST, WATERLOO, ON N2L 2A4, CANADA**

<https://adamgracie.ca>

Rare Investment Opportunity in Prime Uptown Waterloo! Discover this exceptional legal triplex ( two 2 bedroom units and one 4 bedroom unit ), perfectly situated in the heart of Uptown Waterloo, 4 minutes walk to restaurants, shops, Waterloo Town Square, LRT, Waterloo Park and all the conveniences of city living. With a rare Lane-way (Wells...

- 8 beds
- Residential Income
- Multi-3 Unit
- Active
- 1719 sq ft



---

## Building Details

**Year built:** 1911  
**NewConstructionYN:** No  
**Basement:** Finished, Full, Walk-Up Access  
**Roof:** Asphalt Shing

**ParkingTotal:** 6  
**Heating:** Forced Air, Natural Gas  
**Exterior material:** Brick, Other  
**Parking:** 6, Asphalt, Attached Garage

---

## Amenities & Features

**Features:** Accessory Apartment, Built-In Appliances

**Amenities:** Built-in Microwave, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer

**GarageYN:** Yes

**CoolingYN:** No

**PoolPrivateYN:** No

**Security Features:** Carbon Monoxide Detector, Smoke Detector, Carbon Monoxide Detector(s)

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Cooling:** Central Air

**FireplaceYN:** No

