



**\$949,900**

## **33 BOND ST, KITCHENER, ON N2H 4S4, CANADA**

<https://adamgracie.ca>

Exceptional Legal Duplex with Bonus Dwelling Unit at 45 Bond St, Kitchener - Over \$70,000/Year in Rental Income! Discover an unparalleled investment opportunity at 45 Bond St, Kitchener, ON N2H 4S4 - a stunning brick bungalow offering over 2,500 sq ft of meticulously finished living space. This rare property features a legal duplex plus an...

- 4 beds
- Residential Income
- Multi-3 Unit
- Active
- 1025 sq ft



## Building Details

Year built:

1967

NewConstructionYN:

No

Basement:

Finished, Full, Separate Entrance

Roof:

Asphalt Shing

ParkingTotal:

2

Heating:

Forced Air, Natural Gas, Heat Pump

Exterior material:

Brick

Parking:

2, Asphalt

## Amenities & Features

Features:

Accessory Apartment

Amenities:

Dishwasher, Dryer, Refrigerator, Stove, Washer, Water Softener

GarageYN:

No

CoolingYN:

No

PoolPrivateYN:

No

Security Features:

Smoke Detector

Waterfront available:

No

AttachedGarageYN:

No

Cooling:

Central Air, Wall Unit(s)

FireplaceYN:

No

