

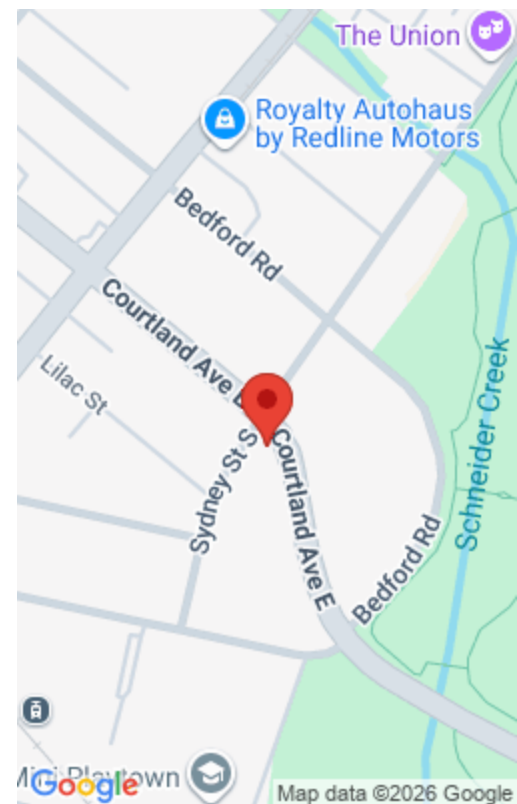
253 SYDNEY ST S, KITCHENER, ON N2G 3V8, CANADA

<https://www.gtarealestates.com>

THE UNICORN! Purpose Built Duplex With Accessory/In-Law Suite!
100% VACANT POSSESSION ON CLOSING! Stop fighting old leases and inherited tenants. 253 Sydney St S is a solid brick, purpose-built Legal Duplex + finished basement accessory suite offering the ultimate "Blank Slate" in Kitchener's desirable Rockway neighborhood. THE OPPORTUNITY: Set your own market rents from Day...

\$775,000

- 5 beds
- 3 baths
- Multi-family
- Multi-family
- 1100 - 1500 sq ft



Rooms & Units Descr



RoomType1: Bedroom
RoomLength1: 2.3
RoomDimensions1: 2.3 m X 3.07 m
RoomLevel2: Second level
RoomWidth2: 4.15
RoomType3: Bathroom
RoomLength3: 1.5
RoomDimensions3: 1.5 m X 2.52 m
RoomLevel4: Second level
RoomWidth4: 2.53
RoomType5: Bedroom 2
RoomLength5: 2.36
RoomDimensions5: 2.36 m X 2.54 m
RoomLevel6: Basement
RoomWidth6: 3.16
RoomType7: Bathroom
RoomLength7: 0.83
RoomDimensions7: 0.83 m X 2.03 m
RoomLevel8: Basement
RoomWidth8: 3.35
RoomType9: Living room
RoomLength9: 3.3
RoomDimensions9: 3.3 m X 4.12 m
RoomLevel10: Basement
RoomWidth10: 3.35
RoomType11: Kitchen
RoomLength11: 2.52
RoomDimensions11: 2.52 m X 3.46 m
RoomLevel12: Main level
RoomWidth12: 2.27
RoomType13: Bathroom
RoomLength13: 2.56
RoomDimensions13: 2.56 m X 1.51 m
RoomLevel14: Main level
RoomWidth14: 3.3
RoomType15: Bedroom
RoomLength15: 3.61
RoomDimensions15: 3.61 m X 3.16 m

RoomLevel1: Second level
RoomWidth1: 3.07
RoomType2: Living room
RoomLength2: 3.32
RoomDimensions2: 3.32 m X 4.15 m
RoomLevel3: Second level
RoomWidth3: 2.52
RoomType4: Kitchen
RoomLength4: 2.68
RoomDimensions4: 2.68 m X 2.53 m
RoomLevel5: Second level
RoomWidth5: 2.54
RoomType6: Kitchen
RoomLength6: 2.32
RoomDimensions6: 2.32 m X 3.16 m
RoomLevel7: Basement
RoomWidth7: 2.03
RoomType8: Bedroom
RoomLength8: 2.59
RoomDimensions8: 2.59 m X 3.35 m
RoomLevel9: Basement
RoomWidth9: 4.12
RoomType10: Bedroom
RoomLength10: 2.59
RoomDimensions10: 2.59 m X 3.35 m
RoomLevel11: Main level
RoomWidth11: 3.46
RoomType12: Bedroom 2
RoomLength12: 3.07
RoomDimensions12: 3.07 m X 2.27 m
RoomLevel13: Main level
RoomWidth13: 1.51
RoomType14: Living room
RoomLength14: 4.13
RoomDimensions14: 4.13 m X 3.3 m
RoomLevel15: Main level
RoomWidth15: 3.16



Location Details

City: Kitchener

Province: Ontario

Property Details

Levels: 2

Stories: 2

FrontageLength: 47 ft ,9 in

Property Features

CommunityFeatures: Community Centre

Heating: Forced air

CoolingYN: True

ParkingTotal: 2

GarageYN: True

CarportYN: False

ViewYN: False

Sewer: Sanitary sewer

Fencing: Partially fenced

HeatingFuel: Natural gas

Cooling: None

OpenParkingYN: False

AttachedGarageYN: True

PoolYN: False

WaterfrontYN: False

Courtesy of

OfficeName: EXP REALTY

Office ID: 280225

ListAOR: Toronto Regional Real Estate Board

Building Details

ParkingTotal: 2

Heating: Forced air

Sewer: Sanitary sewer



Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

CarportYN: No

CoolingYN: Yes

Cooling: None

OpenParkingYN: No

GarageYN: Yes

PoolYN: No

CommunityFeatures: Community Centre

