



Royal LePage Wolle Realty  
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Situated in Kitchener's **DESIRABLE EAST WARD**, 119 Fairmount Road is a **PURPOSE-BUILT LEGAL TRIPLEX** that presents the perfect blend of smart investment potential and urban convenience. With three self-contained units—**TWO 2-BEDROOMS** and **ONE 1-BEDROOM**—this property offers the rare opportunity to live in one unit while generating passive income, or to hold a fully tenanted asset in one of the region's most established neighbourhoods. As you enter through the shared front entry, you're welcomed by a common hallway leading to each private unit. The building sits on an impressive **60' X 176' LOT**, offering plenty of green space for tenants to enjoy, as well as **PARKING FOR FOUR VEHICLES**—a valuable amenity in this high-demand area. **UNIT 1**, a one-bedroom suite, features updated flooring and **WALKOUT ACCESS TO THE BACKYARD**, adding additional comfort and charm for tenants. **UNIT 2** is currently vacant, giving you immediate flexibility—whether you're planning to move in or set new market rents. **UNIT 3** offers two spacious bedrooms and a full bath, rounding out the building's ideal layout for consistent cash flow and low turnover. This property is as functional as it is strategic, with **SEPARATE HYDRO AND WATER METERS**, **THREE OWNED HOT WATER TANKS**, and shared laundry. Major capital updates have already been completed, including a **NEWER ROOF (2022)** and **NEWER HIGH EFFICIENCY GAS FURNACE (2021)**, giving peace of mind to investors focused on longevity and minimal upfront costs. The location is a standout—just steps from **FAIRMOUNT PARK** and within minutes of **DOWNTOWN KITCHENER**, LRT transit, **FAIRVIEW MALL**, and **KITCHENER MARKET**. Quick access to the **EXPRESSWAY** and **HIGHWAY 401** make it ideal for commuters or those working throughout the Waterloo Region and GTA. This is more than just a triplex—it's a **TURN-KEY OPPORTUNITY** in a rapidly evolving neighbourhood where rental demand continues to grow. Whether you're looking to add a cash-flowing property to your portfolio or secure your own home with income potential, **119 FAIRMOUNT ROAD** offers value, versatility, and long-term stability in one of Kitchener's most connected communities. Don't miss your chance to invest in location, layout, and lifestyle—**SCHEDULE YOUR SHOWING TODAY** and explore what this incredible opportunity can do for you!



## A Top Tier Sales Team

\*At Royal LePage Wolle Realty, Brokerage in KW 2016-2023



## Top Producing Sales Representative

\*At Royal LePage Wolle Realty, Brokerage in KW 2006-2015



# THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

## Welcomes you to 119 FAIRMOUNT ROAD KITCHENER N2H 2G5

Unit 1 - 1 Bedroom, 1 Bathroom 766.95 sqft  
Unit 2 - 2 Bedroom, 1 Bathroom 804.61 sqft  
Unit 3 - 2 Bedroom, 1 Bathroom 797.04 sqft  
Total Square Feet 2,368.60

Shared Laundry on Lower Level

Built in 1951 | Taxes: 4,696.00/2024

**www.119fairmount.ca**

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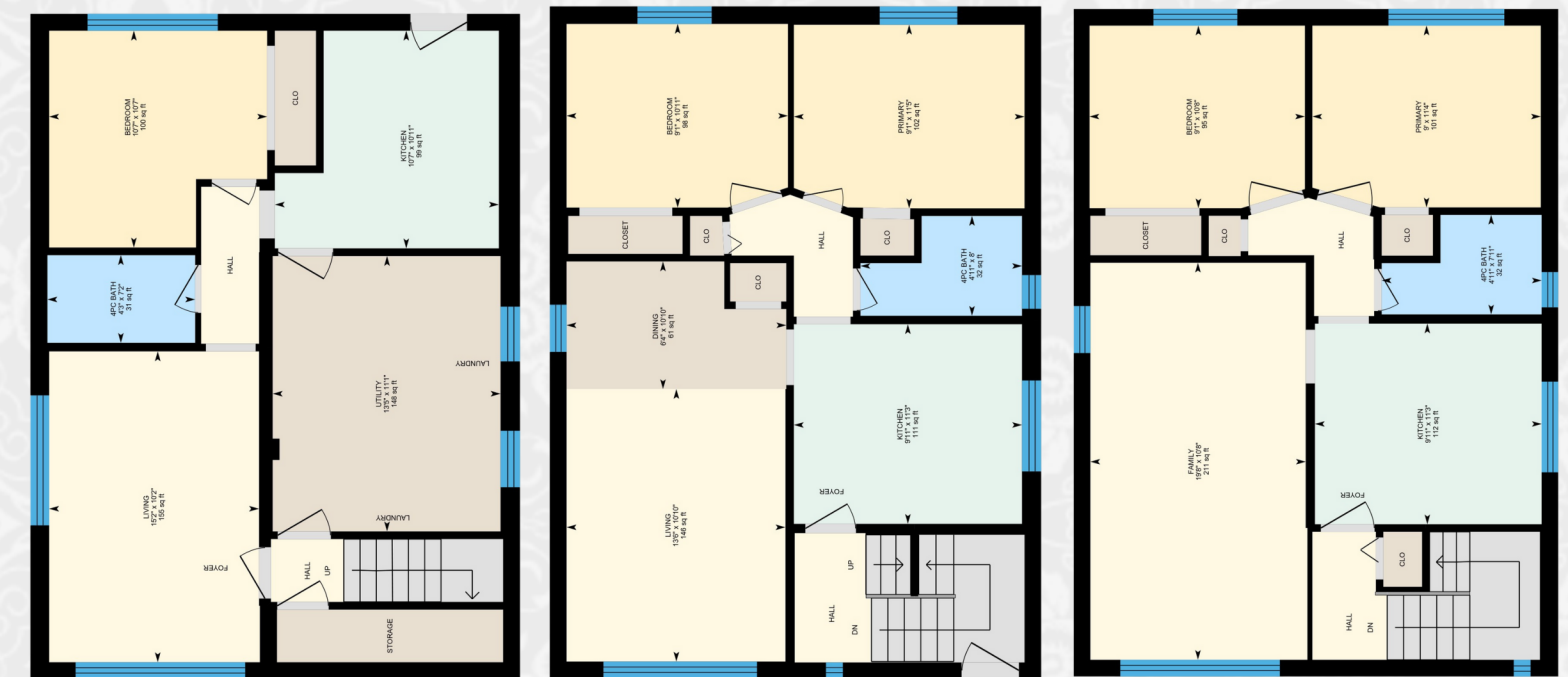




# IMPRESSIVE FEATURES

- Legal Purpose-Built Triplex
- Located in Kitchener's Desirable East Ward
- Two 2-Bedroom Units + One 1-Bedroom Unit
- All units are Fully Self-Contained with kitchen, bathroom & living space
- Unit 1 features Updated Flooring & Walkout to Backyard
- Unit 2 currently Vacant – set your own rents or move in
- Deep 60' x 176' Lot with ample green space
- Parking for 4 Vehicles
- Three Owned Hot Water Tanks
- Separate Hydro & Water Meters for each unit
- Shared Laundry Area
- Newer Furnace (2021)
- Newer Roof (2022)
- Steps to Fairmount Park
- Minutes to Downtown Kitchener, LRT, Kitchener Market, Centre in the Square, & Fairview Mall
- Quick access to Highway 401 and Expressway
- High rental demand area with long-term upside potential
- Ideal for House-Hacking, Owner-Occupancy, or as a Turn-Key Investment
- Unit 2 is vacant - Potential Rent is \$1850/month

# FLOOR PLAN



# SCHOOLS

## Waterloo Region District School Board

- JK-6 Sheppard P.S.
- 7-8 Sunnyside P.S.
- 9-12 Eastwood C.I.

NOT BUSED  
NOT BUSED  
NOT BUSED

## Waterloo Catholic District School Board

- JK-8 St. Anne (K)
- 9-12 St. Mary's Secondary School

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