

**AVISON
YOUNG**

For Sale: 268 Oakdale Avenue St. Catharines

New-Purpose Built Apartment Building with 28 Units

- 2024 Construction – Net Zero Ready Energy Efficient Building
- Attractive assumable financing | Approx. 75% Loan-to-Purchase
- 7-minute drive to Brock University

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Property Overview

268 Oakdale Avenue



- Opportunity to acquire a newly constructed apartment building in an established rental market
- Potential to assume attractive CMHC mortgage
- Roughly 75% Loan-to-Purchase
- Desirable location close to big box retail, restaurants, and Brock University + Niagara College
- Modern stainless steel appliances and in-suite laundry
- 3 designated affordable units

Existing Building Details

Site Area	18,223 sf
Year Built	2024
Units	28 studio units Avg. 353 sf
Hydro	Carma sub-metering
Heat	In-suite Innova (Heating + Cooling)
Domestic Hot Water	Carma sub-metering (21/28 Units)
Parking	18
Laundry	In-suite
Construction Type	Stick Frame
Windows	Triple Glazed
Mortgage	Mortgage approx \$6.75m, 3.84%, maturing July 2029, 50 yr AM
NOI	\$380,000 (Year 1)



Property Overview

Suite Breakdown

The Property is improved with 28 studio units, with an average rent of \$1,501.

Type	Units	Avg. Rent	Market Rent
Studio	28	\$1,501	\$1,650
Total/Avg.	28	\$1,501	\$1,650



3.7 km

St. Catharines
GO Station

+6.7%

Population
Growth

\$77k

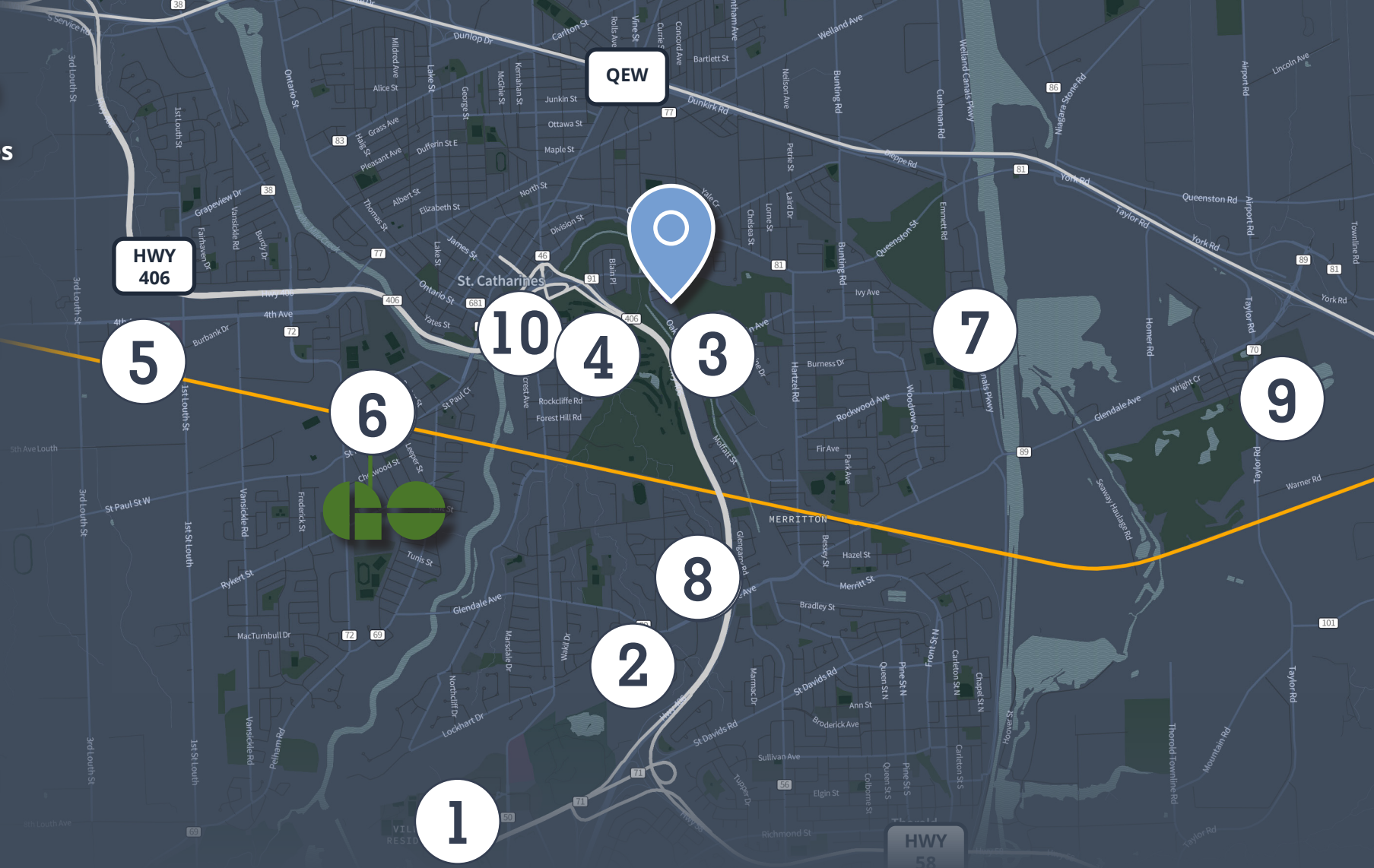
Median
Household
Income

29%

Renters
Household

St. Catharines

St. Catharines, situated in the heart of Ontario's Niagara Region, is known for its scenic parks, and close proximity to both Niagara Falls and the US border. The city's public transit system, operated by Niagara Region Transit, offers a reliable bus network that links St. Catharines with surrounding communities, ensuring easy access for both residents and visitors. In addition, the city boasts a network of cycling trails and pedestrian-friendly streets, promoting alternative modes of transportation. St. Catharines is well-equipped with a variety of amenities, including the Pen Centre shopping mall, numerous dining options, educational institutions, and healthcare services. Its waterfront, which borders Lake Ontario, provides ample opportunities for outdoor recreation, including walking trails and green spaces.



Subject Property

VIA Rail

1. Brock University
2. Niagara Pen Centre Mall
3. Food Basics
4. Burgoyne Woods Park
5. Niagara Health Marotta Family Hospital

6. St. Catharines GO Station
7. St. Catharines Museum & Welland Canals Centre
8. Pendale Plaza
9. Niagara College (NOTL)
10. Meridan Centre

For Sale

268 Oakdale Avenue, St. Catharines

Pricing and offering process

The Property is being offered for sale, "Unpriced."

All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

Bid Date to be announced. Discuss with Listing Agents

For More Information About this Offering:

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COMPANIES**

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