

3030 Prospect Street, Burlington



103-Unit Apartment Building

- Family owned and operated, seven-storey concrete apartment building
- Excellent location, across from Burlington Centre, and nearby Burlington GO & the QEW.
- ***Can be purchased together or separately with 12 Park Street East, Mississauga (60 units)***

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Property Overview

3030 Prospect St

- Family-owned and operated legacy apartment asset
- Approximately 54% rental upside upon tenant turnover
- Transit-oriented location, nearby the Burlington GO Station, Highways 407, 403 & QEW.
- Directly across from the Burlington Centre a 721,000-sf shopping mall featuring 132 retail shops and restaurants



Existing Building Details

Site Area	112,806 sf (2.6 ac)
Year Built	Circa 1960
Units	One Bedrooms: 57 Two Bedrooms: 33 Large Two Bedrooms: 7 Three Bedrooms: 6 Total: 103
Hydro	Separately Metered
Domestic Hot Water	Two RBI DHW Boilers Two Rheem water storage tanks
Heat	Two RBI hot water heating boilers
Construction	Concrete block
Parking	139 surface stalls
Laundry	1 Washer & 1 Dryer on each floor (Sparkle)
Elevator	2 passenger elevators (2022)
Roof	Built up roof with asphalt and pea gravel ballast
ESA	S2S Phase I (2025)
BCA	S2S (2025)



Property Overview

Suite Breakdown

The Property is improved with 103 units, a mixture of 57 one bedrooms, 40 two bedrooms, and 6 three bedrooms. The average in-place rent is \$1,510.

Type	Units	Avg. Rent	Market Rent
One Bedroom	57	\$1,433	\$2,300
Two Bedroom	33	\$1,566	\$2,600
Large Two Bedroom	7	\$1,688	\$2,700
Three Bedroom	6	\$1,727	\$2,850
Total/Average	103	\$1,510	\$2,455



83

Walk score



78

Bike score

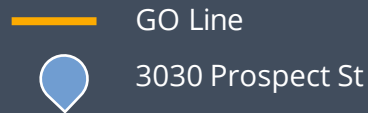


1.9km

Burlington GO
Station

Burlington, ON

Situated on Lake Ontario between Hamilton and Toronto, Burlington is a growing city with a population of approximately 183,000 residents and a diverse economic base. In addition to its urban center, Burlington is known for its rich green space. The Bruce Trail and Niagara Escarpment, a UNESCO-designated World Biosphere Reserve, are a short drive from the subject property. Located at the north end of Burlington's downtown core, 3030 Prospect Street is within walking distance of restaurants, shops, cafes, schools, and parks.



1. Tyandaga Golf Course
2. Burlington Centre
 - [Homesense](#)
 - [Sportchek](#)
 - [Indigo](#)
 - [Canadian Tire](#)
3. Burlington GO Station
4. Mapleview Shopping Centre
5. Central Park
6. Port Nelson Park
7. Burlington Waterfront
8. Downtown Burlington
9. Josph Brant Hospital
10. Burlington Park & Beach



For Sale

3030 Prospect Street, Burlington

- 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: Thursday, October 16th by
3:00PM**

For More Information About this Offering:

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