



AVISON
YOUNG

519-529 Sunnydale Pl, Waterloo

INVESTMENT SUMMARY | MULTI-RESIDENTIAL GROUP

519-529 Sunnydale Place

The Avison Young Multi-Residential Group is pleased to market for sale **519-529 Sunnydale Place, Waterloo (the “Property”)**, a 51-unit townhouse complex. The Property is a short drive to Downtown Waterloo, University of Waterloo and Wilfred Laurier University, making it the ideal location for working professionals, families and students.

- Professionally managed townhouse complex.
- Family sized units, one 4-bedroom unit and the balance 3-bedrooms with 2-bathrooms featuring 33 fully renovated units with air conditioning.
- 32 units include basements featuring over 1,600 sf of living space.
- Over \$2M completed in capital expenditures.

Property Details

Current Use	Six blocks of townhouses totaling 51 units
Site Area	130,082 sf
Year Built	Circa 1972
Units	51
Hydro	Separately metered
Heat	In-suite forced-air, gas-fired furnaces
Domestic Hot Water	In-suite gas-fired hot water heater (rental)
Parking	79 surface stalls
Roof	Flat rubber membrane (2022)
Construction	Wood frame with concrete block



Suite Mix Breakdown

519-529 Sunnydale Place includes 50 three-bedroom units and 1 four-bedroom unit with an average in-place rent of \$2,276. The Property includes 33 renovated units with new furnaces and air conditioning. The average unit size is approx. 1,483 SF, with some units featuring a basement totalling 1,600 SF.

Type	Units	Unit SF	Average Rent	Market Rent
3 Bedroom	19	1,260	\$2,283	\$2,600
3 Bedroom (with basement)	31	1,600	\$2,243	\$2,800
4 Bedroom (with basement)	1	2,100	\$3,150	\$3,150
Total/Avg	51	1,483	\$2,276	\$2,732

Capital Expenditures	Amount
Roof	\$350,000
Aluminum Siding	\$275,000
Fencing	\$55,000
Structural	\$64,000
Unit Renovations	\$1,387,000
Parking Lot	\$25,000





Interior Photos



Waterloo

Located in Waterloo's Lakeshore Village neighbourhood, 519-529 Sunnydale Place ("The Property") benefits from a well-connected residential setting that combines everyday convenience with access to some of the Region's most important economic and educational hubs. Waterloo is known to be home to many schools including Wilfred Laurier, University of Waterloo and United College. The Region of Waterloo is comprised of the cities of Waterloo, Kitchener, and Cambridge and is home to approximately 590,000 residents. Lakeshore Village offers an excellent wide range of residential character and urban convenience. Residents enjoy proximity to neighbourhood parks, shopping, dining, and connectivity through Grand River Transit and access to Highway 401.



Wes Graham Way

David Johnston Research & Technology Park

Bearinger Rd

Daisy Mart

Sunnydale Pl

FOR SALE: 519-529 SUNNYDALE PLACE, WATERLOO | INVESTMENT SUMMARY

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

Offer process to be announced

For More Information About this Offering:

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