

AVISON
YOUNG

SW Ontario Apartment Portfolio

*298 Multi-Residential Units
Can be purchased as a portfolio or separately*



Carriage Mews, St. Catharines



Park View Place, St. Catharines



Country Hill Villas, Kitchener



Lord Nelson, London



Rose City, Welland

5 Carriage Rd, St. Catharines

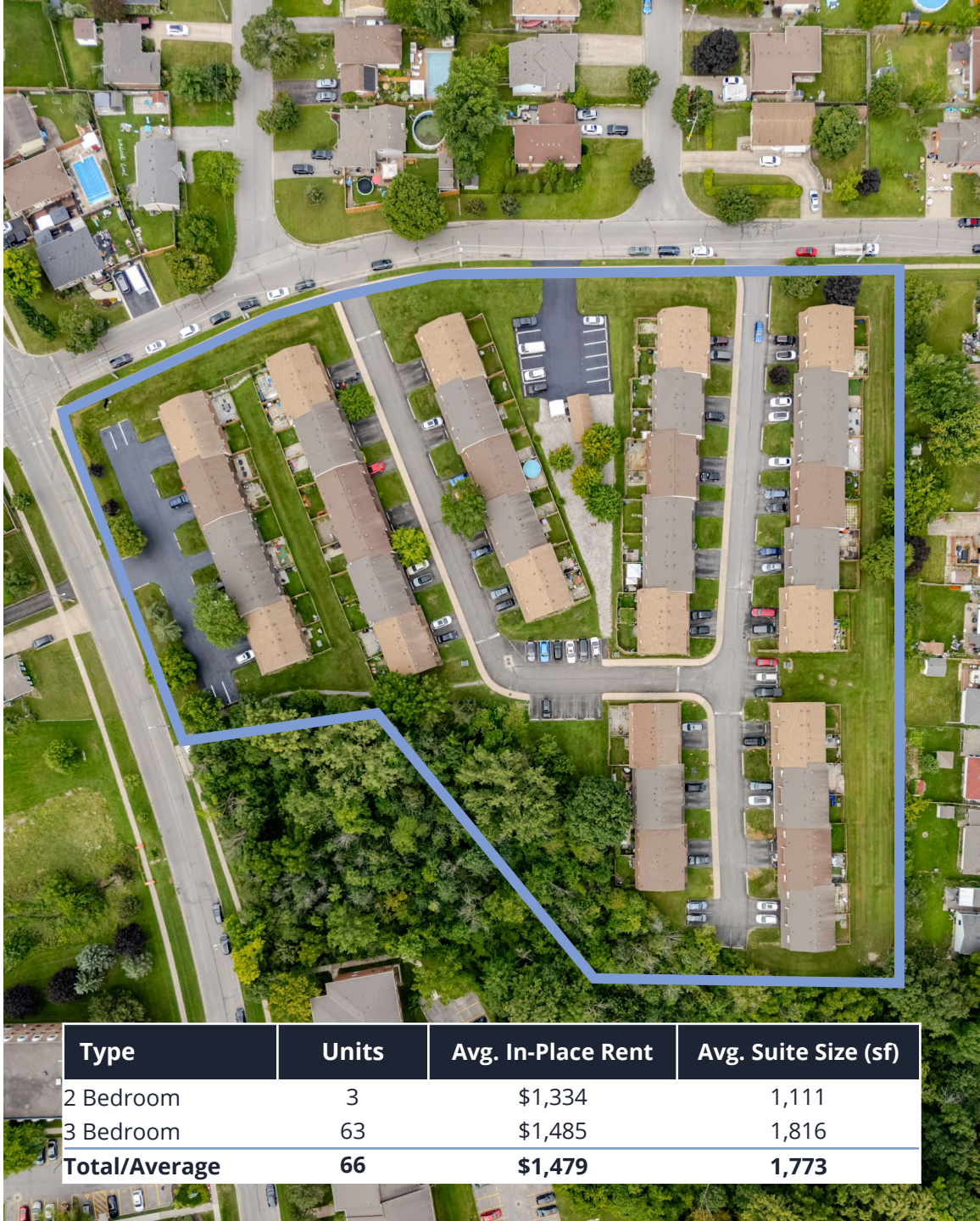
Carriage Mews

5 Carriage Rd is seven townhouse blocks totaling 66-units. The property is situated in a desirable residential neighbourhood with convenient access to local schools, Hartzel Road retail amenities, Highway 406, and the QEW

- Family sized suites, majority 3-bedrooms, with an average size of 1,773 sf
- Family owned and operated, managed professionally
- Approximately 54% rental upside on tenant turnover

Property Details

Current Use	Seven blocks totalling 66-townhome units
Site Area	210,703 sf
Year Built	Circa 1973
Units	66
Hydro	Separately metered
Heating	In-suite forced air
Roof	Shingled pitched roof
Construction	Wood frame
Laundry	In suite



Type	Units	Avg. In-Place Rent	Avg. Suite Size (sf)
2 Bedroom	3	\$1,334	1,111
3 Bedroom	63	\$1,485	1,816
Total/Average	66	\$1,479	1,773

137 Ontario St, St. Catharines

Park View Place

137 Ontario St is a 6 storey, 38-unit apartment building. The property is located within an established residential node with convenient access to Downtown St. Catharines, and proximity to major regional transportation routes, and Montebello Park.

- Family owned and operated, professionally managed building
- Majority renovated units with air conditioning
- Approximately 40% 2 bedrooms

Property Details

Current Use	Six-Storey, 38-unit apartment building
Site Area	21,183 sf
Year Built	Circa 1961
Units	38
Hydro	Separately metered
Heating	1 gas fired boiler (upgraded within last 5 yrs) + baseboard heating
Hot Water Tank	Two wall-mounted domestic hot water units
Roof	Two-ply torch-down roof (2012)
Construction	Concrete Block
Laundry	4 washers and 4 dryers



Type	Units	Avg. In-Place Rent	Avg. Suite Size (sf)
Bachelor	5	\$1,146	420
1 Bedroom	17	\$1,219	525
2 Bedroom	16	\$1,508	820
Total/Average	38	\$1,331	635

380 Fitch St, Welland

Rose City Terrace

380 Fitch St is a 5-storey, 71-unit apartment building. Located in a well-established residential neighborhood, the Property is within close proximity to schools and The Fitch St retail plaza.

- Approximately 54%-two-and-three-bedroom units
- Features a gym, sauna and party room
- Average suite size of 720 sf
- Opportunity to sub-meter hydro
- Family owned and operated, professionally managed

Property Details

Current Use	Five-storey, 71-unit apartment building
Site Area	77,338 sf
Year Built	Circa 1973
Units	71
Hydro	Bulk metered
Heating	Electric baseboard
Hot Water Tank	3 water tanks (range from 2-8 years old)
Roof	2010 apprx
Construction	Concrete block
Laundry	5 washers and 5 dryers



Type	Units	Avg. In-Place Rent	Avg. Suite Size (sf)
Bachelor	5	\$1,108	450
1 Bedroom	27	\$1,326	618
2 Bedroom	35	\$1,462	790
3 Bedroom	5	\$2,145	1,141
Total/Average	71	\$1,424	720

150 Country Hill Dr, Kitchener

Country Hill Villas

150 Country Hill Dr is a three-storey, elevator-serviced, 57-unit condo-titled apartment building in a well-established residential area. The Property offers strong connectivity, with convenient access to Hwy 401, Hwy 8, and regional transit, providing easy access throughout the Waterloo Region and the GTA.

- Central Air-conditioned units with in-suite thermostats
- In suite laundry
- Over 95% 2-bedrooms or larger
- Approximately 35% rental upside upon tenant turnover
- Family owned and operated, professionally managed

Property Details

Current Use	Three-storey, 57-unit condo-titled apartment building
Site Area	72,107 sf
Year Built	Circa 1987
Units	57
Hydro	Separately metered
Heating	Electric baseboard (separately metered)
Hot Water Tank	In-suite, 40 gallon tank
Roof	Fiberglass shingle roof
Construction	Wood frame with concrete underground parking and floors
Laundry	In suite



Type	Units	Avg. In-Place Rent	Avg. Suite Size (sf)
1 Bedroom	2	\$1,159	869
2 Bedroom	50	\$1,515	1,097
2 Bedroom + Den	2	\$1,487	1,220
3 Bedroom	3	\$1,699	1,608
Total/Average	57	\$1,331	1,120

217 Admiral Dr, London

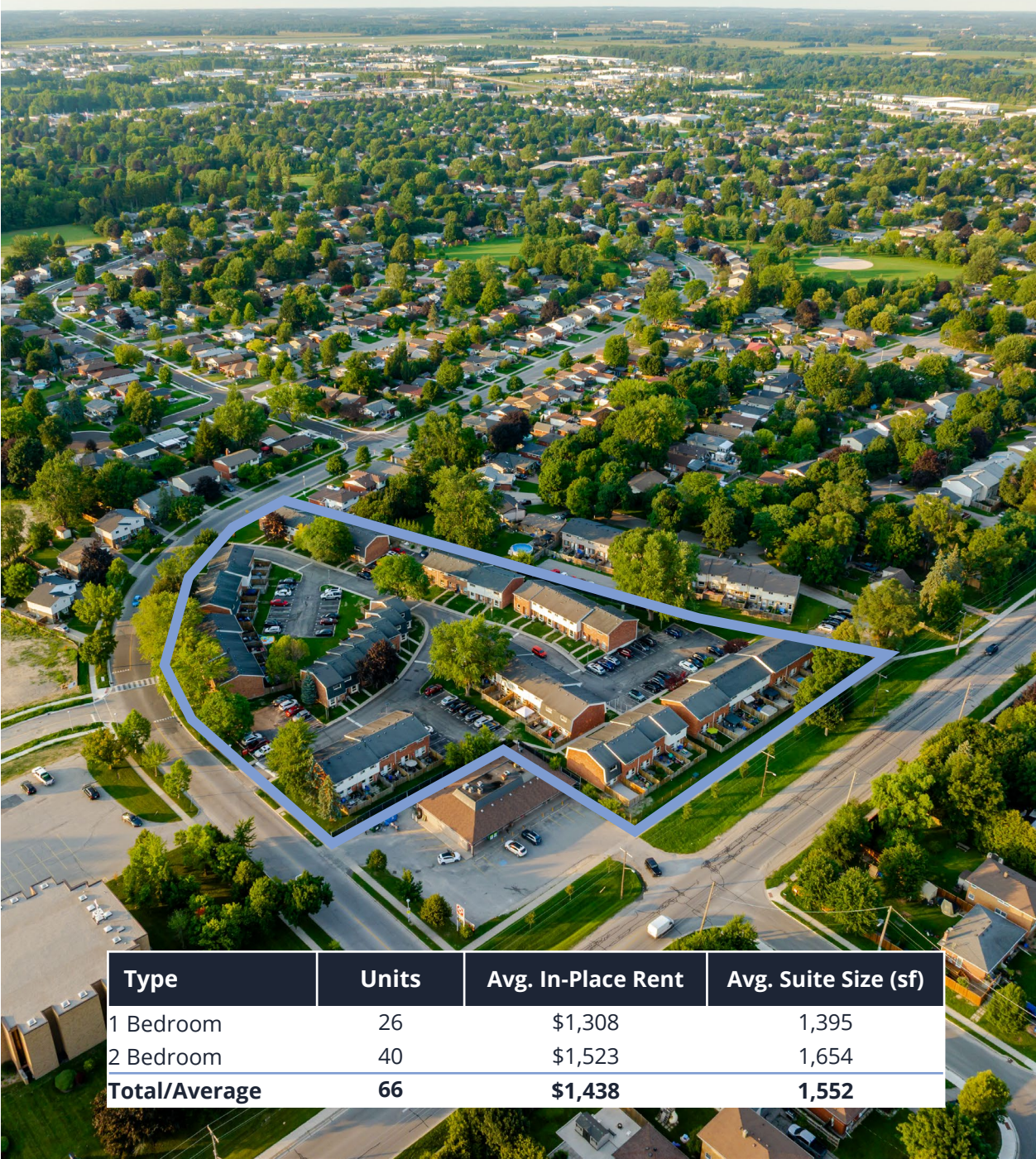
Lord Nelson Apartments

217 Admiral Rd is a ten block 66-unit townhome community. The Property benefits from convenient access to White Oaks Mall, nearby schools, parks, restaurants, and a range of everyday retail and services.

- Approximately 30% rental upside through tenant turnover
- Family owned and operated, managed professionally
- Family sized suites, all two- and three-bedroom units

Property Details

Current Use	Ten blocks totalling 66-townhome units
Site Area	160,069 sf
Year Built	Circa 1972
Units	66
Hydro	Separately metered
Heating	In-suite forced air
Roof	Shingled pitched roof
Construction	Wood frame
Laundry	In suite



Type	Units	Avg. In-Place Rent	Avg. Suite Size (sf)
1 Bedroom	26	\$1,308	1,395
2 Bedroom	40	\$1,523	1,654
Total/Average	66	\$1,438	1,552

FOR SALE: SOUTHWESTERN ONTARIO APARTMENT PORTFOLIO | 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

Bid Date: October 15th 2026, @3pm

For More Information About this Offering:

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