AVISON YOUNG

780 Frederick Street

Kitchener, ON

36-Unit Apartment Building



INVESTMENT SUMMARY | MULTI-RESIDENTIAL GROUP

780 Frederick Street

The Avison Young Multi-Residential Group is pleased to market for sale 780 Frederick Street **(the "Property"),** a 2.5 storey, walk-up apartment building totaling 36 units.

- Privately owned and operated building
- Approximately 40% rental upside upon tenant turnover
- 37 surface parking stalls
- Nearby Stanley Park Conservation Area, the Grand River, and public schools

Property Details

Current Use	2.5 storey, walk-up apartment building
Site Area	36,554 sf
Year Built	Circa 1964
Units	36
Hydro	Separately metered
Heating	Gas fired boiler (radiant heating)
Domestic Hot Water	One 200 gallon natural gas fired hot water heater
Roof	Flat Asphalt Shingles
Parking	37 surface parking spots
Laundry	2 washers, 2 dryers
ESA	AIMS Phase 1 (2024)
Construction	Concrete



Suite Mix Breakdown

780 Frederick Street (the "Property") is improved with 18 bachelors, 14 one-bedrooms, and 4 two-bedrooms, totalling 36 units. The average rent is $1,179 with 40% rental upside upon tenant turnover.

Suite Mix

Type	Units	Avg. Rent	Market Rent
Bachelor	18	$1,140	$1,500
1 Bedroom	14	$1,164	$1,700
2 Bedroom	4	$1,400	$1,900
***Total/Avg.**	**36**	$1,179	$1,622

**with vacant units leased at market rents*

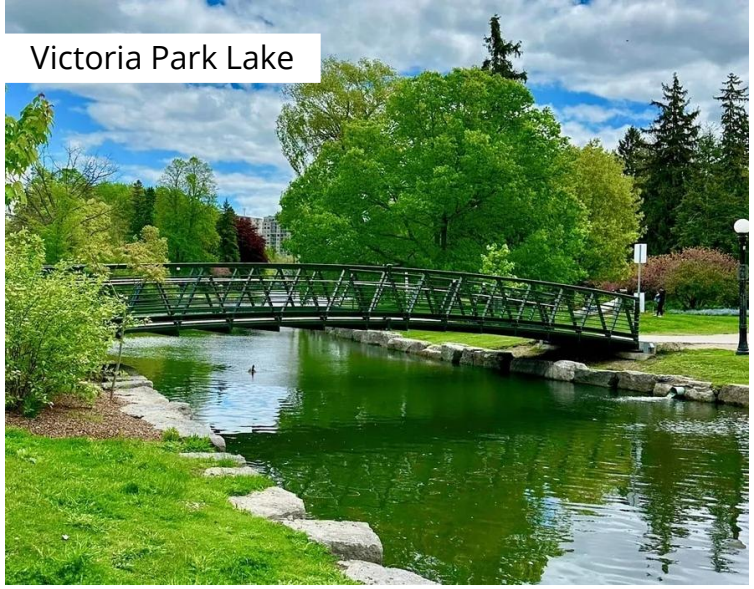



Downtown Kitchener
Kitchener GO Station
University of Waterloo
Conestoga Parkway
GO Line
Victoria St N
Subject Property
Frederick St.
3km
Kitchener GO Station
3.4km
Downtown Kitchener
256,885
Kitchener Population

Kitchener, ON

780 Frederick Street, "The Property"), is located in the Regional Municipality of Waterloo, in the northeastern portion of the City of Kitchener. The surrounding area benefits from its proximity a variety of retail stores, restaurants, cafés, professional services, community facilities, and municipal services. Recreational amenities are also available, including Waterloo Park and the Waterloo Memorial Recreation Complex, providing swimming, skating and fitness.

The subject property is connected to the Waterloo Region transit network. Residents have access to Grand River Transit (GRT) bus services and the connections to the ION light rail system. The ION is a 19-kilometre line between Conestoga Station in Waterloo and Fairway Station in Kitchener, providing convenient access to major destinations including downtown.


Victoria Park Lake



Kitchener Market


ION Rail


GO Line


Grand River


Downtown Kitchener

AVISON YOUNG

FOR SALE: 780 FREDERICK STREET, KITCHENER | 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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