

An aerial photograph of a large, multi-story apartment building with a brown roof and multiple balconies. The building is surrounded by lush green trees and a well-maintained lawn. Several cars are parked in a lot in front of the building. In the background, other residential buildings and a dense forest are visible under a clear sky.

THE SOUTHVIEW APARTMENTS

18 HAGGART STREET, PERTH

Diligently maintained building
in prime location.

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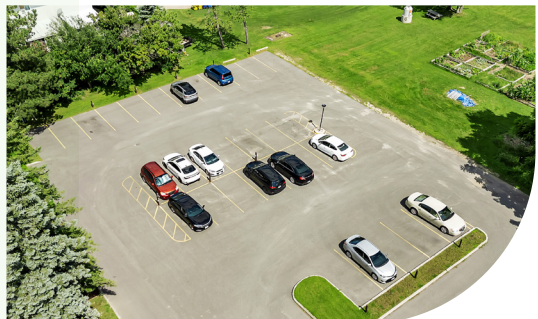
7 Property Photos

EXECUTIVE SUMMARY

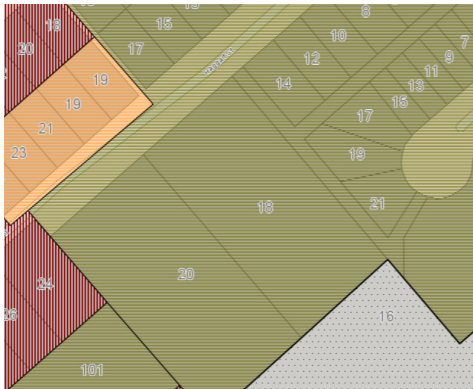
THE SOUTHVIEW APARTMENTS Quality, well-maintained apartment building just off Provincial Highway 7 in Perth, close to necessity-based shopping, as well as the historical downtown core. Consisting of 32 apartments (14 x 1 bdrm, 18 x 2 bdrm), all apartment are sun-filled, functionally designed and feature either balconies, or walk out patios. These apartments are in high demand with the building consistently maintaining a 100% occupancy rate.

PROPERTY HIGHLIGHTS

- **Location:** Well located within the town of Perth, with a municipal park, and retirement home immediately abutting the property. The nearby Perth Mews Shopping Centre, just 5 minutes away by foot, includes a Loblaws Independent Grocer, and recently added Starbucks and Mark Work Warehouse as tenants. Perth also has a thriving downtown core, popular for its historical sites and cultural events.
- **Building Design:** The apartments in this building are highly functional in design with ample living space, and many units featuring walk-in closets. Further, all units include either walk-out patios or a balcony for the tenants to enjoy in the warmer months. The building has been cared for diligently by the original builder since its construction.



PROPERTY DETAILS



MUNICIPALITY: Town of Perth, the seat of Lanark County

NEIGHBOURHOOD: Jamesville

UNIT MIX: 32 units:
14 x 1 bedroom, 1 bath
18 x 2 bedroom, 1 bath

YEAR BUILT: 1982

LAND SIZE: 1.3 acres (approx.)

PARKING: 40 spaces (approx.)

LAUNDRY: 2 x washers, 2 x dryers (coin operated)

STORAGE LOCKERS: 32 lockers
One locker per unit, plus large storage / utility closet in each unit

ZONING: R4 – Residential Fourth Density Zone

HEATING: Apartments: Electric Baseboard
Common: Gas-Fired Furnace

ROOF: Shingle

EXTERIOR CLADDING: Brick & Vinyl

VERTICAL ACCESS: One Elevator, Two Stairwells

LEGAL DESCRIPTION: PT LT D PK LT 5 PL 8828 LANARK S LYING WITHIN SW 1/2 LT 2 CON 2 DRUMMOND; PT LT E PK LT 5 PL 8828 LANARK S LYING WITHIN SW 1/2 LT 2 CON 2 DRUMMOND PT 2 27R2998; S/T RS84578; PERTH

PIN: 051740007

OWNERSHIP: 511607 ONTARIO INC.




LOCATION AMENITIES

6 PERTH MEWS SHOPPING CENTRE



1. HOME HARDWARE
2. MCDONALD'S
3. CANADIAN TIRE
4. SHOPPERS DRUG MART
5. ONTARIO PROVINCIAL POLICE
6. PERTH MEWS SHOPPING CENTRE
7. BEST WESTERN & DOWNTOWN CORE
8. LANARK LIFESTYLES RETIREMENT COMMUNITY

 **ONTARIO HIGHWAY 7**
 24 minutes to Carleton Place
 45 minutes to Kanata
 57 minutes to downtown Ottawa

 **PERTH & SMITHS FALLS DISTRICT HOSPITAL**

 **TAY CANAL**
 Part of the UNESCO Rideau Canal

 **SMITHS FALLS (19 MIN.)**

 **HIGHWAY 401 (55 MIN.)**

 **BROCKVILLE (55 MIN.)**



TOWN OF PERTH



PERTH, ONTARIO, stands as a testament to resilience and growth, with a robust economy and diverse demographics shaping its vibrant community.

Economically, Perth has experienced steady expansion in recent years. The town's Gross Domestic Product (GDP) has seen a notable increase, fueled by a diverse economic landscape. Agriculture remains a cornerstone, contributing significantly to the local economy. With a thriving farming community producing a range of crops and livestock, Perth plays a vital role in the region's agricultural sector.

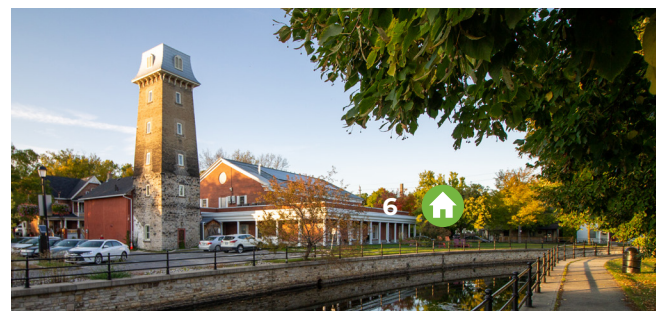
In addition to agriculture, Perth's manufacturing sector has demonstrated impressive growth. The town hosts a range of manufacturing businesses, contributing to both local employment and the broader economy. This diversification helps ensure economic stability and resilience in the face of changing market dynamics.

Demographically, Perth reflects a balanced and inclusive community. The population has been steadily growing, reaching 6,469 according to the 2021 census. The age distribution is diverse, with a mix of young professionals, families, and retirees choosing Perth as their home.

The labor force in Perth is well-educated, with a significant portion holding post-secondary degrees. This educated workforce contributes to the town's economic vibrancy, attracting businesses that value a skilled and knowledgeable labor pool.

Tourism continues to play a pivotal role in Perth's economic success. The town welcomes a steady influx of visitors throughout the year, with tourism contributing substantially to local businesses. The tourism industry has experienced growth, with an increasing number of visitors drawn to Perth's historical sites, cultural events, and natural attractions.

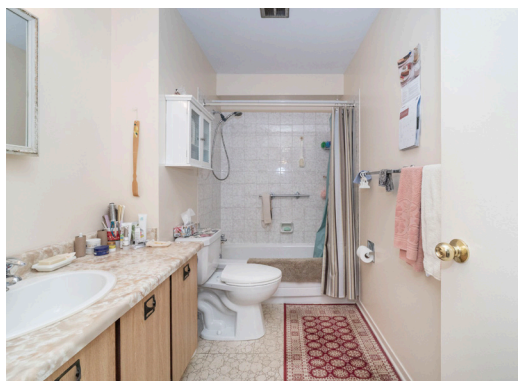
In summary, Perth, Ontario, not only boasts a thriving economy supported by agriculture and manufacturing but also features a diverse and educated demographic that contributes to the town's dynamic community spirit. The statistics underscore Perth's economic stability, demographic diversity, and appeal as a tourist destination, making it a well-rounded and resilient community in the heart of Ontario.



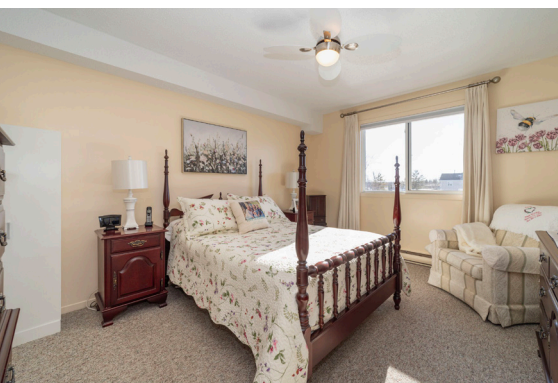
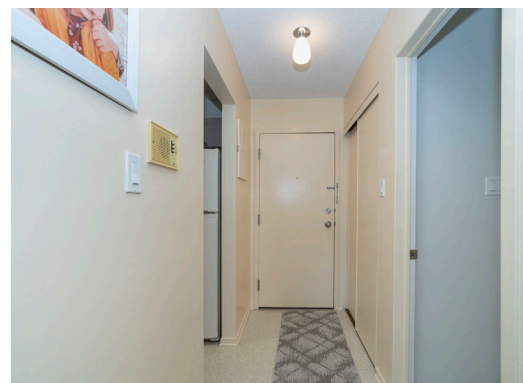
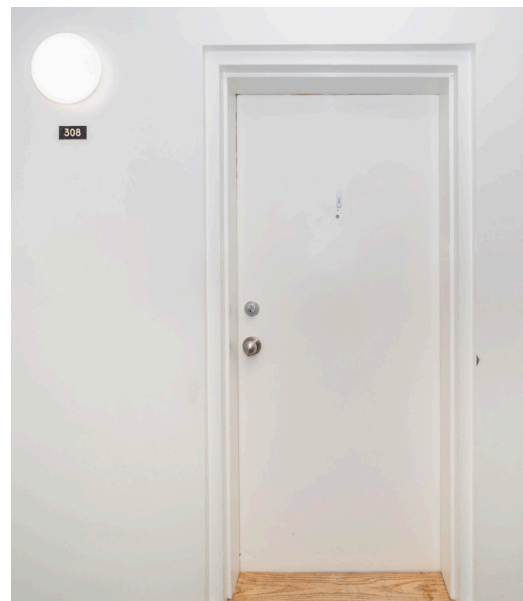
PROPERTY PHOTOS



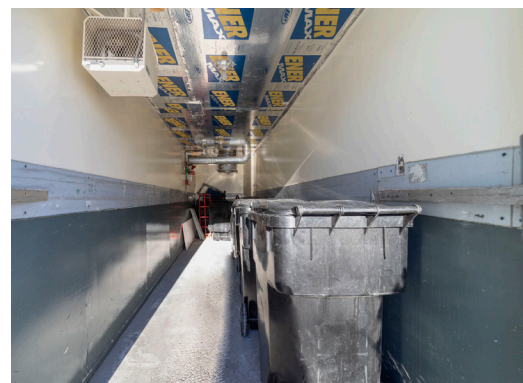
PROPERTY PHOTOS



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The Southview Apartments, 18 Haggart St.



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