

The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Colliers

23-Unit Multifamily Property located in Deep River, Ontario
\$5,999,000 / 5.62% cap rate

27
**TAMARACK
STREET**



EXECUTIVE SUMMARY

Colliers is pleased to present the exclusive offering of 27 Tamarack Street, a 23-unit multifamily investment opportunity located in the scenic and stable rental market of Deep River, Ontario.



This well-maintained, fully condominiumized building features a highly desirable mix of 13 two-bedroom and 10 three-bedroom units, each offering spacious layouts that appeal to families and quality tenants.

All units have been nicely renovated and maintained, with modern kitchens, stainless steel appliances, contemporary bathrooms, and in-suite washer and dryer facilities — a key amenity that enhances tenant convenience and strengthens the building's market position. The property also offers ample outdoor surface parking, meeting the needs of residents in this suburban setting.



As part of Renfrew Standard Condominium Corporation #13, 27 Tamarack Street provides purchasers with the unique flexibility to sell units individually over time or continue to operate the building as a traditional rental apartment. The property is currently governed by a self-managed maintenance agreement with the condominium board, allowing the owner to directly control day-to-day maintenance and core operating costs.

Offering a projected Year 1 NOI of \$337,074, this asset is available at a compelling 5.62% cap rate, presenting investors with immediate cash flow and long-term stability in a market characterized by low vacancy and limited rental supply.

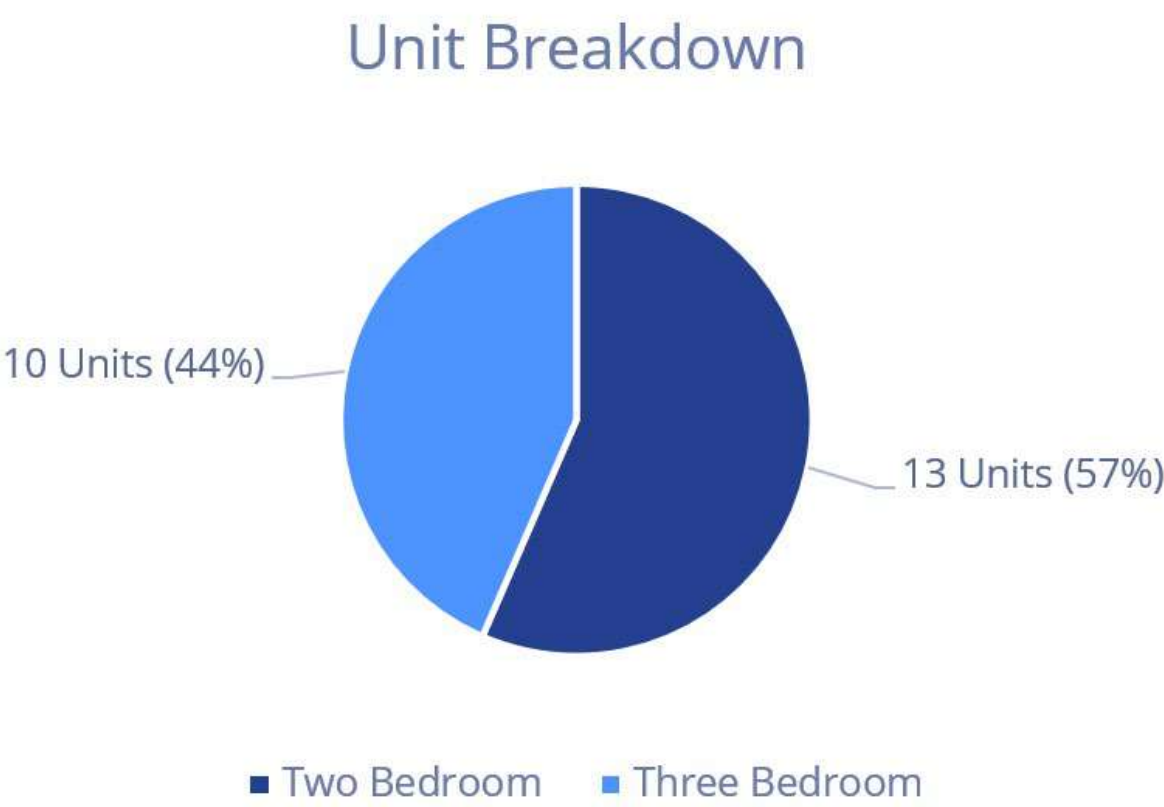


Strategically located within close proximity to schools, parks, shopping, and healthcare facilities, 27 Tamarack Street is well-positioned to benefit from sustained tenant demand and minimal competition. This is an ideal acquisition for investors seeking scale, strong in-place income, and optionality in a quiet, high-quality community.

PROPERTY OVERVIEW

27 Tamarack Street is a 23-unit condominium building located in the scenic and stable rental market of Deep River, Ontario

The property features a desirable mix of large two- and three-bedroom suites, appealing to families and long-term tenants. It is part of Renfrew Standard Condominium Corporation #13, providing future flexibility for unit sales on an individual basis.



Address	27 Tamarack Street
Municipality	Deep River
Property Type	Multifamily Condo Titled Units
Number of Storeys	2-Storey
Number of Units	23 Units
Year built	1969
Suite Mix	13 Two-bedroom Units 10 Three-bedroom Units
Site area	0.22 acres

INVESTMENT HIGHLIGHTS

Strong In-Place Cash Flow

The property is projecting a Year 1 Net Operating Income (NOI) of \$337,074, offering investors immediate cash flow. The current pricing reflects an attractive 5.62% cap rate, a compelling return in today’s market

Stable, Undersupplied Market

Deep River’s limited rental supply and family-oriented tenant base support long-term occupancy and rental rate growth.

Fully Condominiumized Asset

27 Tamarack Street is part of an active condominium corporation, giving the purchaser optionality to maintain it as a rental property or sell units individually over time.

Ample On-Site Parking

Generous outdoor surface parking provides added convenience to tenants — a valuable feature for tenants.

Attractive Suite Mix

The building offers 13 two-bedroom and 10 three-bedroom units — all large layouts that are increasingly in demand among renters seeking spacious accommodations.

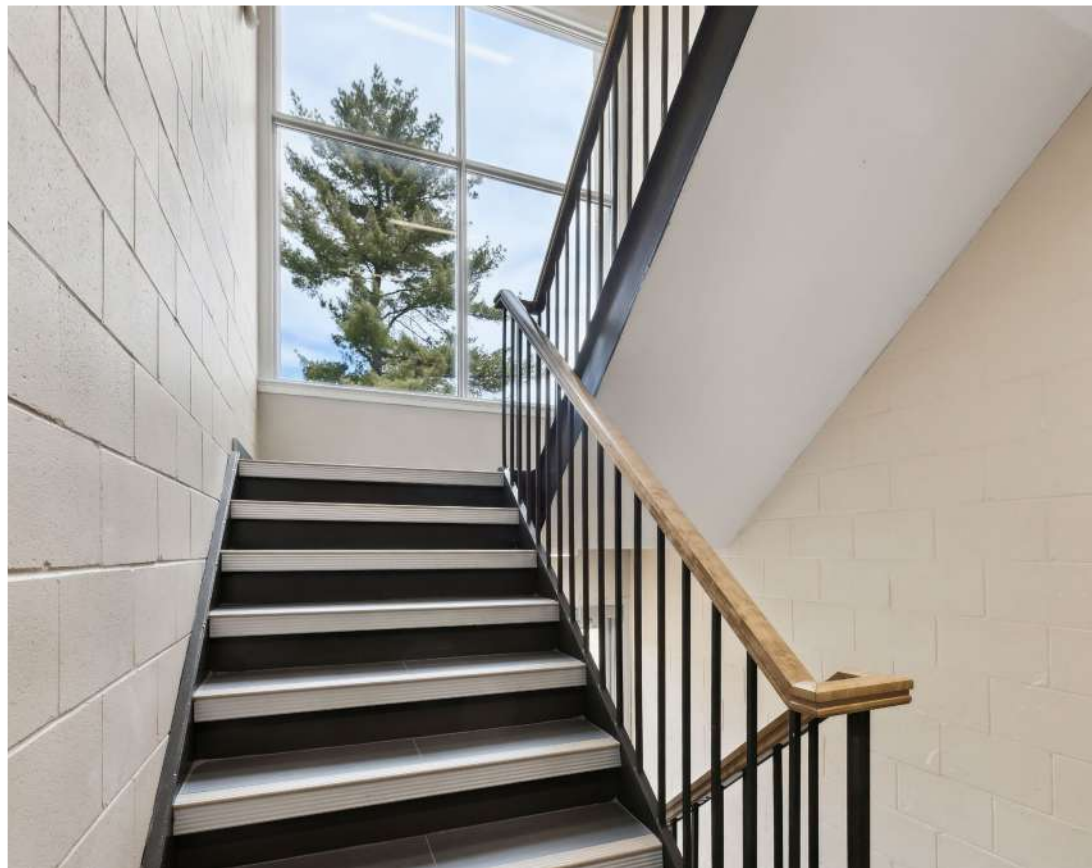
In-Suite Laundry

Every suite is equipped with its own in-suite washer and dryer, providing a significant tenant convenience and enhancing marketability.

Modern, Renovated Units

All units have been nicely maintained and renovated, featuring updated kitchens, stainless steel appliances, contemporary bathrooms, and durable flooring — minimizing near-term capital requirements.

GALLERY



ABOUT THE AREA

Located along the picturesque Ottawa River, Deep River is a peaceful, family-friendly town known for its natural beauty, small-town charm, and strong sense of community.

The town offers residents access to essential amenities such as grocery stores, schools, parks, and healthcare services, all within a short distance of 27 Tamarack Street.

The property is situated in a quiet residential neighbourhood, providing tenants with a comfortable and convenient living environment. Deep River is also a gateway to outdoor recreation, with nearby hiking trails, beaches, and boating opportunities that appeal to residents year-round. With limited rental supply and increasing demand for well-maintained, spacious housing, Deep River presents a compelling opportunity for multifamily investors seeking stability and long-term growth in a low-density market.



4,886
Population



CA\$128,855
Average Household Income



48.8
Median Age



93.2%
Labour Employment Rate

*Stats are based on a 3km radius of the property.



AMENITY MAP

GREEN SPACES

Grouse Park
Pine Point Beach
Deep River Golf Club
Unity Park

RETAIL & RESTUARANTS

Canadian Tire
Golden Dragon Restaurant
Home Hardware
Beer Store
Burger King
Valley Artisans Co-op
Giant Tiger
Tim Hortons
Long Shot's Sport Café
Godfathers Pizza
Jan's Valu-mart

MEDICAL

Deep River's Pharamacy
Deep River District Hospital
Wellspring Dental

COMMUNITY & SCHOOLS

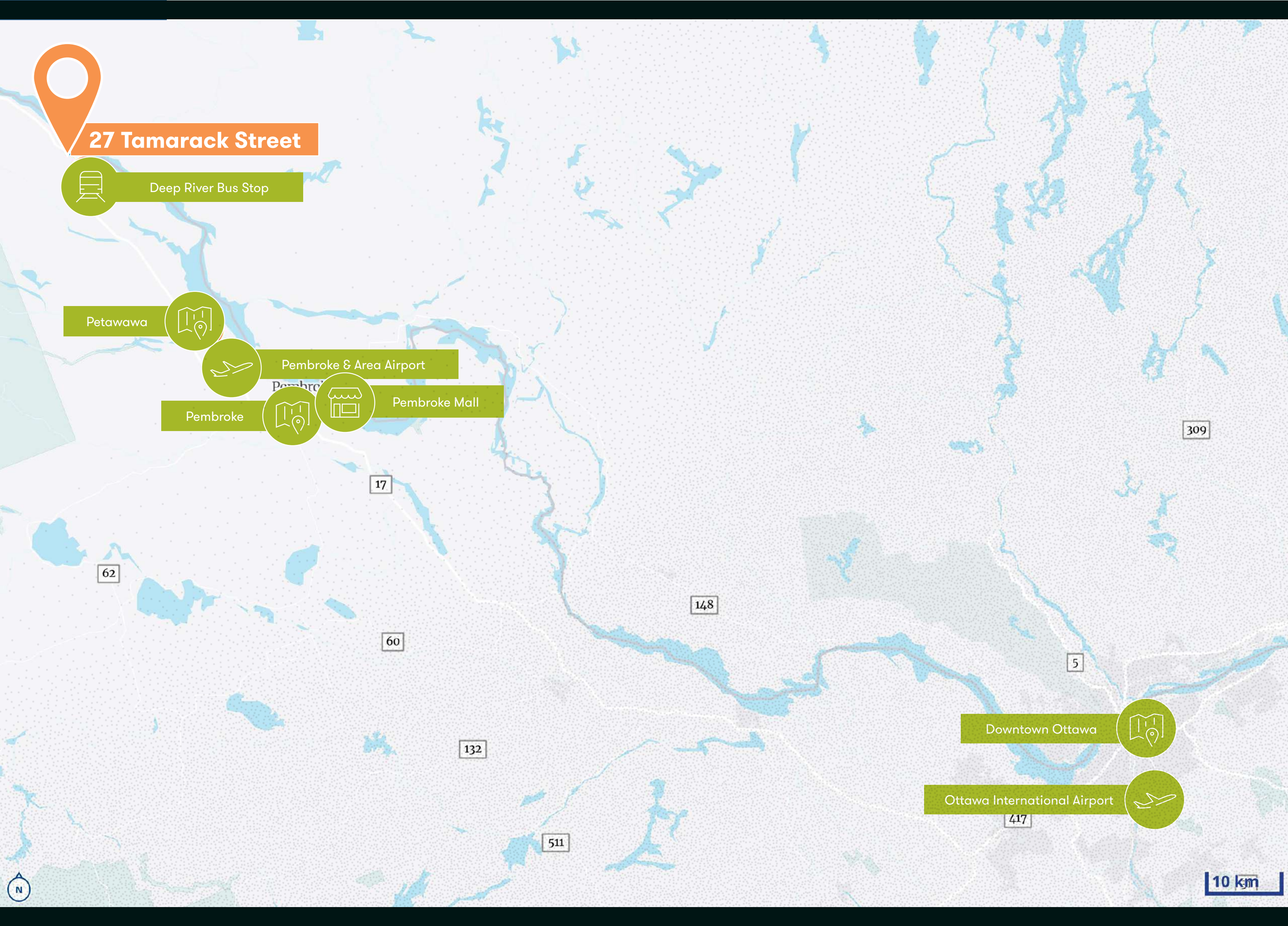
Deep River Arena
St. Mary's Catholic School
WB Lewis Public Library
Mackenzie Community School
The Canadian Clock Museum



COMMUTE MAP

COMMUTE TIMES

Deep River Bus Stop (Ontario Northland Buses)	2 minutes
Pembroke	40 minutes
Pembroke & Area Airport	28 minutes
Pembroke Mall	43 minutes
Petawawa	25 minutes
Downtown Ottawa	2 hours & 8 minutes
Ottawa International Airport	2 hours & 14 minutes





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