



FOR SALE

\$8.28 million (5.50% cap rate)

SOUTH SHORE SUITES

8800 WILLOUGHBY DRIVE | NIAGARA FALLS | ONTARIO

EXECUTIVE SUMMARY

About the Property

Nestled in the desirable Chippawa neighborhood of Niagara Falls, 8800 Willoughby Drive presents a compelling multifamily investment opportunity. This well-maintained, low-rise apartment building comprises 36 residential units across three storeys, offering a diverse suite mix that includes bachelor, one-bedroom, two-bedroom, and three-bedroom apartments. The property sits on a generous 1.34-acre site with 200 feet of frontage and 51 parking stalls, ensuring ample space for residents.

With a strong estimated Year 1 NOI of \$455,448, this asset delivers immediate cash flow and additional revenue streams through parking and laundry rentals. Investors will appreciate the value-add potential, with two currently vacant units offering an opportunity to increase rental income.

Approximately 70% of the units have been modernized with new flooring, kitchens, and bathrooms, providing an attractive living environment for tenants. Additionally, recent capital improvements, including a new roof (2021), a hot water boiler (2019), and a hot water storage tank (2020), ensure the building's long-term operational efficiency.

Located in a quiet residential setting, the property benefits from the tranquility of Chippawa while remaining within close proximity to Niagara Falls' key amenities and attractions. With strong financials, immediate value-add potential, and a prime location, 8800 Willoughby Drive represents a rare opportunity to acquire a stable, income-generating asset with upside in a growing rental market.



GALLERY
Exterior



GALLERY

Interior



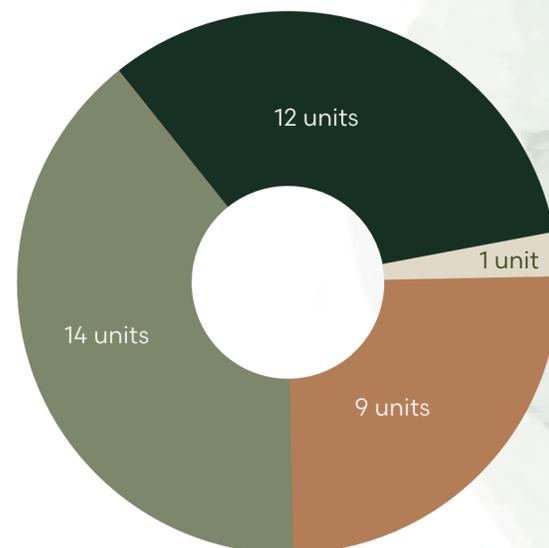
PROPERTY OVERVIEW

ADDRESS	8800 Willoughby drive
MUNICIPALITY	Niagara Falls
PROPERTY TYPE	Low-Rise Multifamily
NUMBER OF STOREYS	3
NUMBER OF UNITS	36
YEAR BUILT	1972
SITE AREA	1.34 Acres
FRONTAGE	200 feet
PARKING STALLS	51

UNIT BREAKDOWN

Total
36 units

- Bachelor
1 unit
- One-Bedroom
9 units
- Two-Bedroom
14 units
- Three-Bedroom
12 units



Investment Highlights

STRONG FINANCIAL PERFORMANCE

The property boasts a robust estimated Year 1 NOI of \$455,448 and is listed at a fantastic cap rate of 5.50%, providing stable cash flow with room for further income growth.

MULTIPLE REVENUE STREAMS

Additional income is generated through parking and laundry rentals, enhancing overall returns.

RECENT CAPITAL IMPROVEMENTS

Major building upgrades include a new roof installed in December 2021, ensuring long-term structural integrity.

MODERNIZED BUILDING SYSTEMS

A recently replaced hot water boiler (2019) and hot water storage tank (2020) contribute to efficient building operations.

DESIRABLE LOCATION

Situated in the sought-after Chippawa neighborhood of Niagara Falls, the property benefits from a quiet residential setting while remaining close to key amenities.

RENOVATED INTERIORS

Approximately 70% of the units have been upgraded with new flooring, kitchens, and bathrooms, enhancing tenant appeal and rentability.

LOCATION OVERVIEW

About Niagara

CHIPPAWA:

AN UNASSUMING OPPORTUNITY NEAR NIAGARA FALLS

Just south of Niagara Falls, Chippawa offers a slower pace of life tucked along the Welland River, just a few minutes from the beat of Niagara Falls. The area is growing as new homes, townhouses, and apartments are filling in the spaces between historic streets and local businesses. There is room to spread out, with bigger lots and access to green space that's harder to find in the busier parts of Niagara. Whether its young families looking for their first home or retirees wanting a slower pace without giving up convenience, Chippawa checks a lot of boxes.

A MARKET ON THE RISE

New housing and commercial projects are bringing more attention to Chippawa. The area is attracting buyers looking for a growing market with strong fundamentals. Waterfront properties, expanding amenities, and steady demand are all adding to its long-term value. Investors focused on residential and mixed-use developments will find opportunities in a market gaining momentum.

	5km	10km	15km
POPULATION	14,371	93,056	126,753
AVERAGE HOUSEHOLD INCOME	\$103,970	\$96,216	\$104,878
MEDIAN AGE	43	42	43
EMPLOYMENT RATE	85.3%	85.4%	86.4%

WELL-CONNECTED AND ACCESSIBLE

Chippawa's location makes it easy to get around. The QEW is just a short drive away, connecting residents to the Greater Toronto Area. For those who wish to seek our southern neighbours, the U.S. border is right down the road. Ongoing infrastructure improvements, including road expansions and transit upgrades, are making the area even more accessible. Its proximity to Niagara Falls also makes it appealing for those in tourism, hospitality, and short-term rentals.

A STRONG ECONOMY NEXT DOOR

Niagara Falls remains one of Canada's strongest economic drivers, attracting millions of visitors annually and supporting a thriving tourism and hospitality sector. The city benefits from ongoing commercial investments, new entertainment ventures, and infrastructure upgrades, ensuring steady economic activity. Chippawa enjoys a close connection to this high-traffic market while maintaining its own unique character. For investors seeking a well-positioned market with growth potential, Chippawa is a solid choice.

LOCATION OVERVIEW

Amenity Map



SOUTH SHORE
SUITES



18

GROCERIES
& RETAIL



9

BANKS



20

RESTAURANTS



10

ENTERTAINMENT



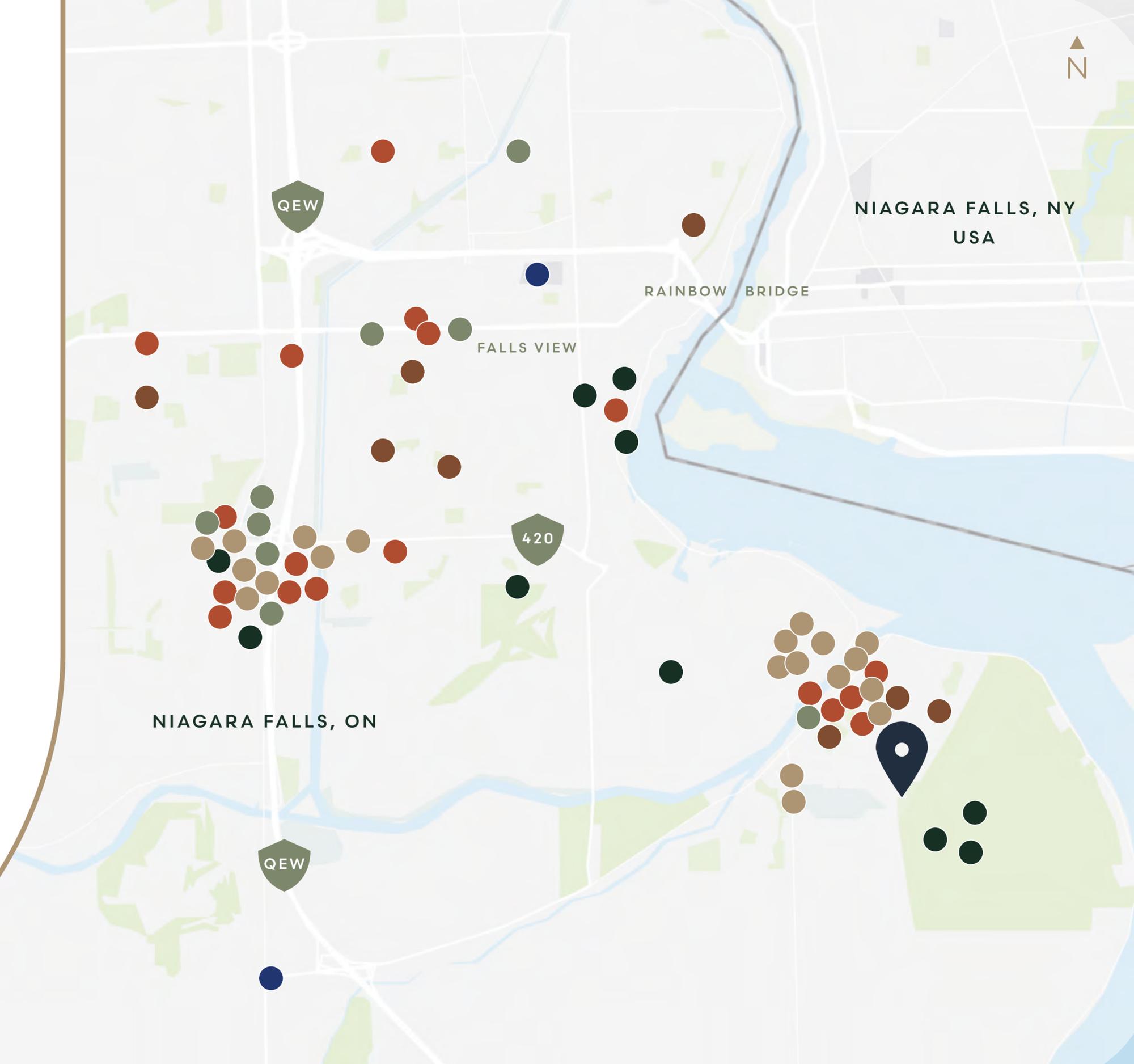
8

SCHOOLS



2

HOSPITALS



LOCATION OVERVIEW

Transportation Map



CITIES

Niagara Falls City Centre | **4 mins**

USA Border via Rainbow Bridge | **15 mins**

St. Catharines | **25 mins**

Buffalo | **25 mins**

Hamilton | **1 hr**

Downtown Toronto | **1 hr 25 mins**



GO STATIONS

Niagara GO Stations | **12 mins**

St. Catharines GO Station | **30 mins**



BUS STOPS

Bus Route 106 & 206 | Chippawa |

Main Street Hub | **8 min walk**

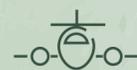
Bus Route 112 | Canadian Drive Hub |

Chippawa | **1 min walk**



HIGHWAYS

QEW | **7 mins**



AIRPORTS

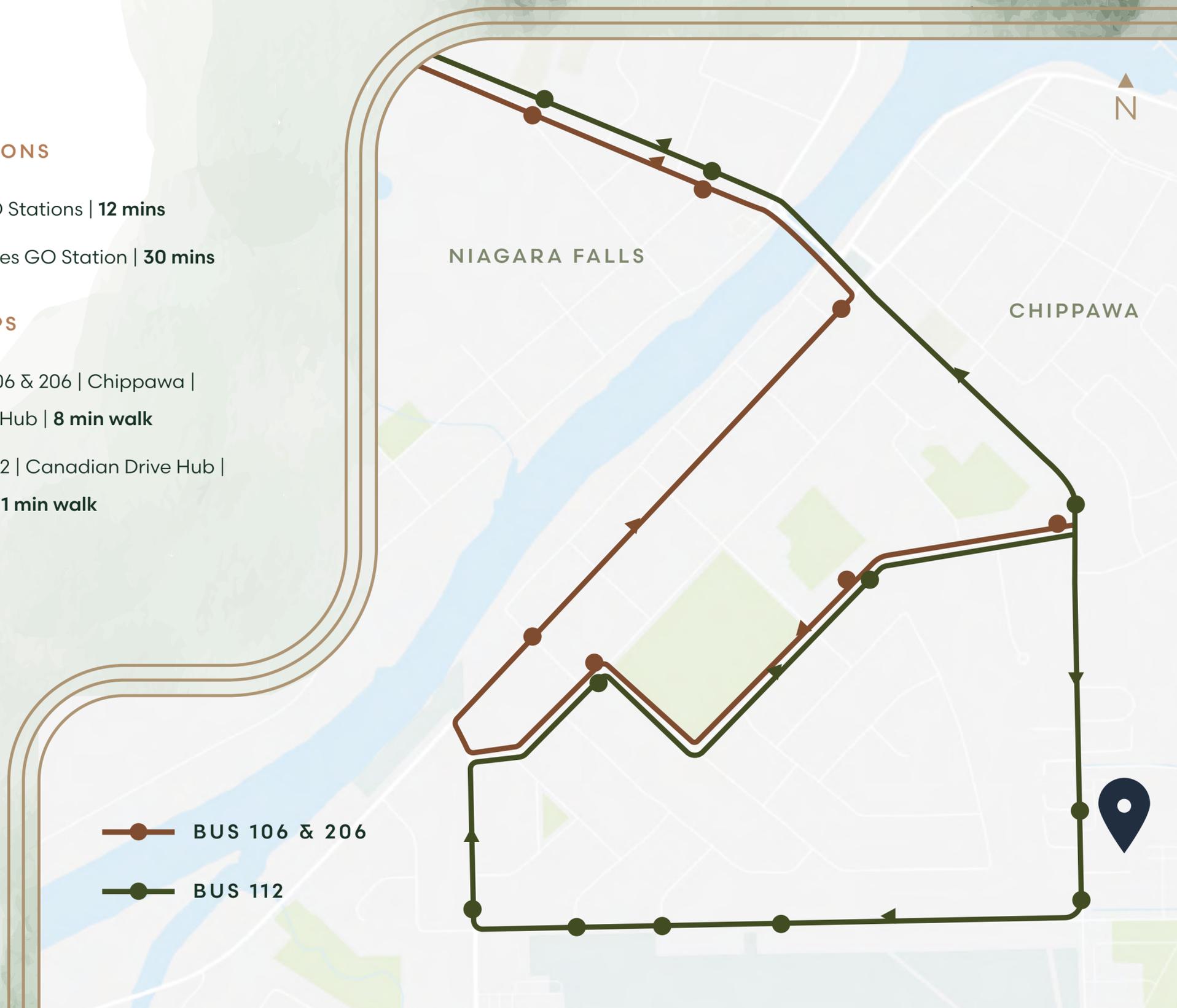
Niagara Central Dorothy Rungeling Airport | **30 mins**

Niagara District Airport | **20 mins**

Niagara Falls International Airport | **36 mins**

John C. Munro Hamilton International Airport | **1 hr**

Toronto Pearson International Airport | **1 hr 30 mins**



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FOR MORE INFORMATION ABOUT THIS OFFERING,
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