

# Investment Summary

134- 142 DALHOUSIE STREET | BRANTFORD, ON

FOR SALE





Colliers (the “Advisor”) is pleased to present an exclusive opportunity to acquire a prime mixed-use property at 134 Dalhousie Street, Brantford, and 142 Dalhousie Street, Brantford. These Properties are to be sold together as a single offering (collectively, the “Properties” and each a “Property”). This offering presents a unique chance to invest in a high-demand market with substantial growth potential.

## 134 - 142 DALHOUSIE STREET, BRANTFORD

134 - 142 Dalhousie Street presents a premier opportunity to acquire two interconnected mixed-use properties in the vibrant heart of downtown Brantford. Centrally located, these properties are just steps away from major attractions such as Harmony Square, the Sanderson Centre for the Performing Arts, and the Brantford Public Library.

Additionally, the property is across the street from Wilfrid Laurier University’s Brantford campus. Laurier’s Brantford campus has a student community of around 2,700 undergraduate and graduate students. Excellent transit options, including nearby bus stops and Brantford’s VIA Rail station, ensure seamless commuting for tenants and customers alike. The location also features nearby green spaces, cultural attractions, reputable schools, and hospitals, enhancing its appeal to a diverse range of tenants.

134 - 142 Dalhousie Street offers investors a robust and flexible investment opportunity. Situated in a high-demand area, these properties attract a diverse tenant base, ensuring high occupancy rates and stable rental income. The significant gap between current and market residential rents presents clear opportunities for rental income growth and enhanced property values.

With high occupancy rates, strategic locations, and substantial growth potential, 134 - 142 Dalhousie Street offers a secure and attractive investment in Brantford’s thriving retail market.



## Investment Highlights



### Strong occupancy rates

The property benefits from strong occupancy rates due to its prime location in downtown Brantford, where demand for rental spaces is high and consistent.



### Recent Extensive Renovations

The property features significant upgrades, including new roofing, modernized heating and cooling systems, updated kitchens and bathrooms, and enhanced security with 23 cameras.

There are no known additional capital expenditure's required in the near term.



### Parking

The entire parking lot was excavated, graded, and repaved in 2022, with waterproofed foundations and a new drainage system installed.



### Strategic locations with diverse tenant base

Positioned in the heart of Brantford, this property attracts a diverse range of tenants, including young professionals, students, families, and retirees, contributing to high occupancy rates and stable rental income.



### Quality Amenities Nearby

The property offers easy access to a variety of quality amenities, including shops, restaurants, parks, and public transportation, enhancing the convenience and lifestyle of its tenants.



## Property Profile

### 134 - 142 DALHOUSIE STREET

The Property at 134 - 142 Dalhousie Street is a multi-residential and commercial building located in the heart of Brantford. It comprises 35 residential units, including 4 bachelor units, 21 one-bedroom units, 2 one-bedroom units with lofts, and 8 two-bedroom units, as well as 11 commercial units.

This is a turnkey investment property and has undergone significant renovations, including new roofing, updated heating and cooling systems, modernized kitchens and bathrooms, and enhanced security with 23 cameras. All residential units feature independent climate control and in-suite washer/dryers. Further major updates include a new parking lot and foundation, refreshed common areas, and updated electrical and plumbing systems.

In addition to its extensive renovations and modern upgrades, the property benefits from its strategic location in Brantford, offering easy access to local amenities and services. The building's thoughtful design includes well-maintained common areas and a secure environment, contributing to a comfortable and functional space for both tenants and businesses. The recent improvements also address long-term sustainability, with updated systems and infrastructure ensuring ongoing efficiency and reliability. This combination of modern features, practical updates, and prime location enhances the property's appeal, making it a desirable investment and a valuable asset in the community.



## Property Highlights

Municipal Address	134-142 Dalhousie Street
Municipality	Brantford City
PIN	321430074
Asset Type	Multi-Residential / Commercial
Site Area	0.542 acres
Frontage	194.65 Feet along Dalhousie Street 135.3 Feet along George Street
Units	35 Residential Units 4 bachelor units 21 one-bedroom units 2 one-bedroom units with lofts 8 two-bedroom units 11 commercial units Total: 46 units
Storeys	3
Current Residential Average Rent	\$1369.80
Market Residential Average Rent	Bachelor - \$1500 1 bed - \$1800 2 bed - \$2150
Parking Stalls	approximately 17 spots
Utilities	Tenants pay hydro directly to utility company
Property Management	GK York Management Service
Official Plan	Mixed-Use Areas (Including residential)
Zoning	C1
Property Taxes	\$75,940
In-Place Net Operating Income (NOI)	\$683,321
Asking Price	\$13,000,000

## Building Specifications

Construction Year	1888
Construction	Concrete
Exterior Walls	Masonry
Separate Meters	Yes
Unit Renovations	Completely renovated
Windows / Doors	2020
Roof	Replaced brand new between 2020-2023
Balconies	No retrofit
Staircases	3
Fire Protection / Sprinklers	Yes
Security	Two separate NVR security systems with total 23 cameras

**Parking Lot** Entire parking lot was dug up, graded, and repaved in 2022, with waterproofed foundations and a new drainage system



## Residential Units

This well-maintained property presents a compelling investment opportunity in Brantford, combining modern features with functional, high-quality spaces. This opportunity a diverse and complementary tenant mix. There are 11 newly renovated commercial units, each boasting modern upgrades.

The property features new HVAC/AC systems installed between 2019-2022, brand-new clean shells with updated floors, ceilings, and high-efficiency HVAC systems, and fully remodeled interiors with contemporary flooring, lighting, and HVAC.

Recent renovations include a complete 2022 upgrade with new flooring, a reception area, soundproofed offices, and a high-efficiency 3-zone HVAC system.

- Separate Meters:** Yes
- Hydro:** Yes
- Water:** No
- Gas:** Where Applicable



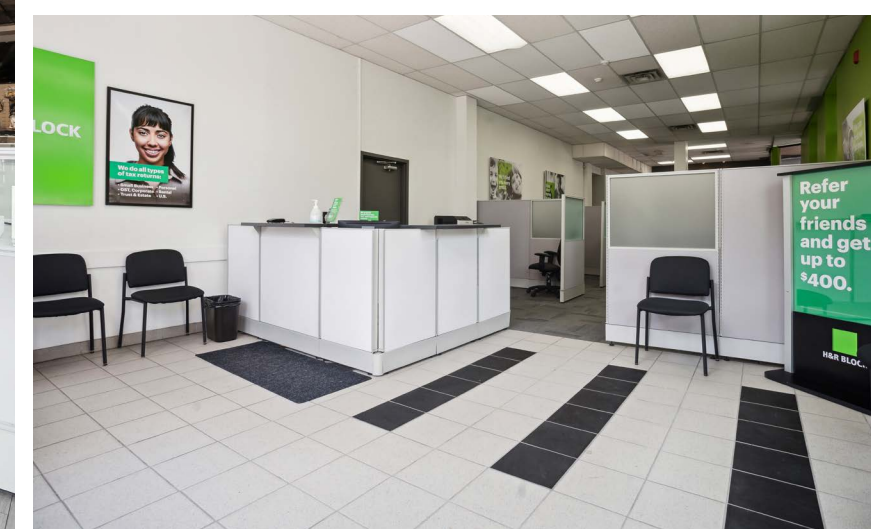
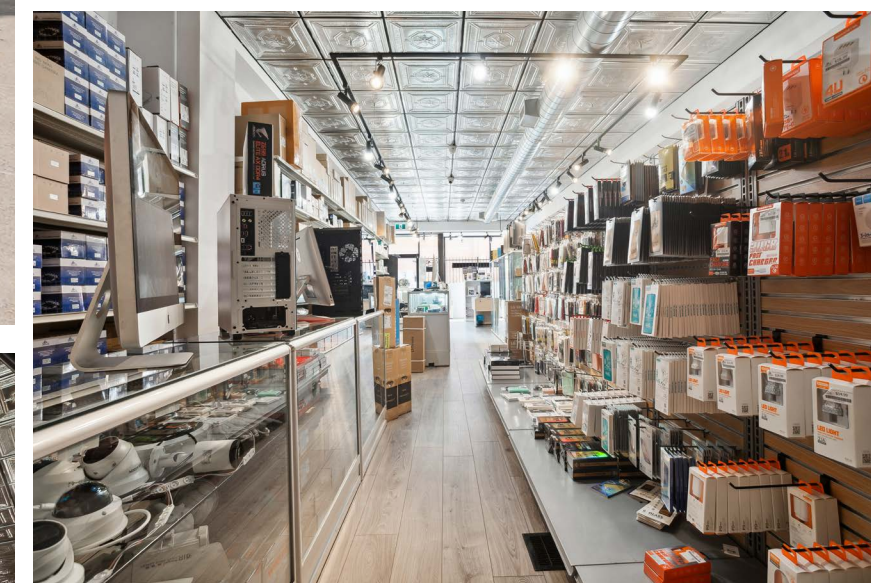
## Commercial Units

This property features 35 beautifully renovated residential units with modern heating and cooling systems. All units have been upgraded between 2020 and 2022, including new drywall, insulation, paint, trims, vinyl click flooring, and tiling.

Kitchens boast new appliances (2019-2022), quartz countertops, and modern bathrooms with new fixtures and lighting. Tin tile ceilings and independent climate control enhance comfort. Each unit features in-suite laundry facilities.

Common areas have been updated with new flooring, painting, and lighting. The property includes a newly built 800 sq. ft. rear deck, modern atrium flooring, and custom steel exit doors. Security is comprehensive with two NVR systems and 23 cameras.

- Separate Meters:** Yes
- Hydro:** Yes
- Water:** No
- Gas:** Yes



**Virtual Tour**  
142 Dalhousie St, Unit 317

**Virtual Tour**  
132 Dalhousie St, Unit 207

**Virtual Tour**  
142 Dalhousie St, Unit 314



# Brantford Overview

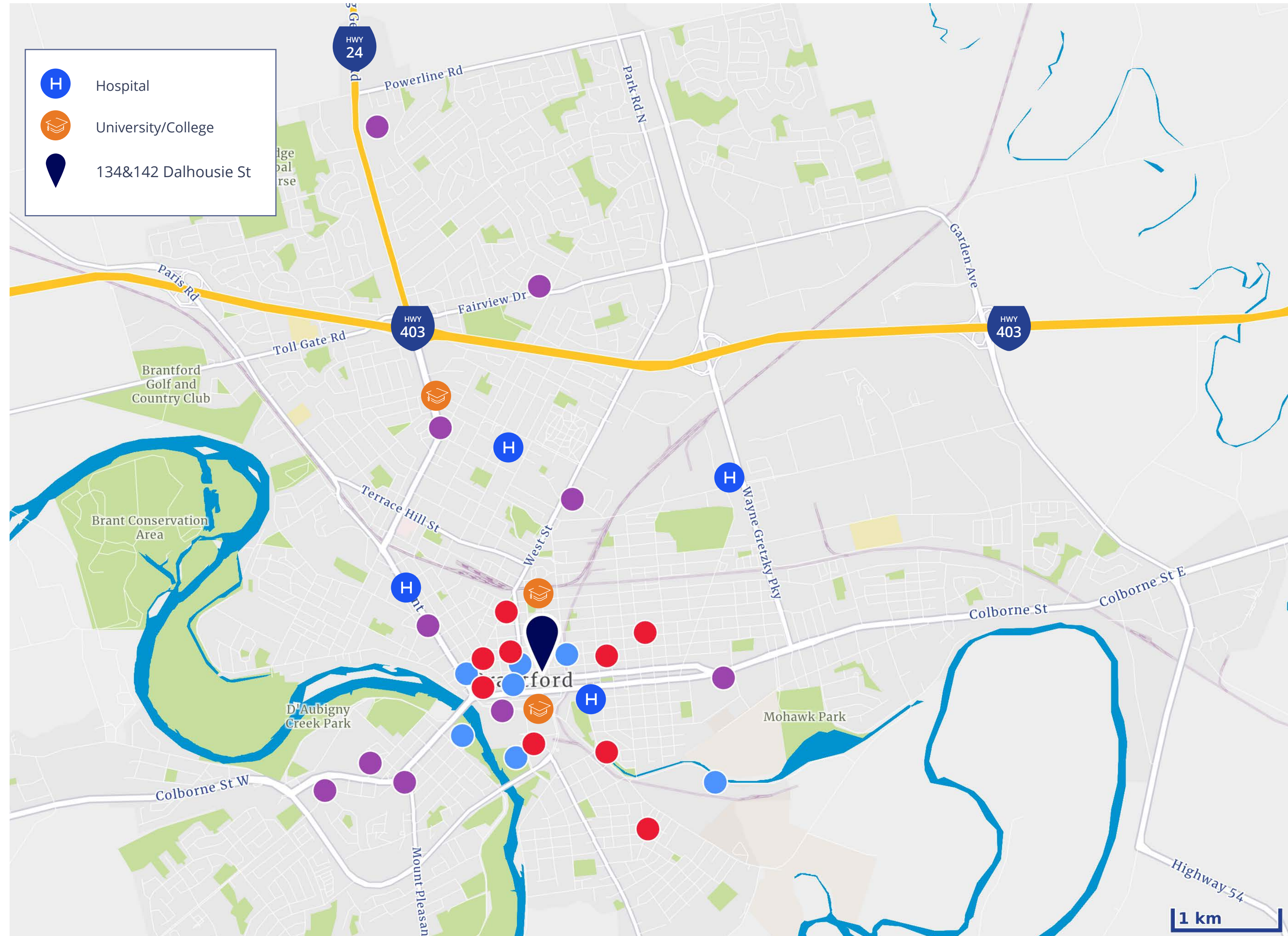
Brantford is a picturesque city in southwestern Ontario, nestled along the Grand River. Known for its rich history and vibrant community, Brantford offers a blend of historic charm and modern amenities. The city's cultural scene is thriving, with galleries, theatres, and the renowned Sanderson Centre for the Performing Arts.

Brantford hosts several post-secondary institutions, including Wilfrid Laurier University, whose campus has revitalized the downtown core with a thriving student community. The city also features Conestoga College, Six Nations Polytechnic, Westervelt College, and a McMaster University residency program at Brantford General Hospital, enriching the city's educational offerings.

Brantford's diverse neighborhoods, such as Holmedale and West Brant, cater to various lifestyles, making it a welcoming environment for both residents and businesses. Educational institutions like Wilfrid Laurier University's Brantford campus contribute to its vibrant academic environment, attracting a steady stream of students and professionals.

Outdoor enthusiasts enjoy extensive parks, trails, and recreational activities along the Grand River. The city's culinary scene is diverse, featuring numerous restaurants, cafes, and local markets that draw food lovers from all over. Healthcare services are robust, with facilities like the Brant Community Healthcare System providing excellent care.

Conveniently located with easy access to major highways, Brantford is well-connected to Toronto, Hamilton, Kitchener, and London, making it an ideal location for retail businesses. Community centers and sports facilities provide ample opportunities for recreation and socializing, fostering a close-knit atmosphere among residents. Combining historical charm, cultural vibrancy, and excellent amenities, Brantford is an attractive place to live, work, and invest in retail properties.



Highways

Attractions

Shopping Mall/Plaza

Parks/Conservation Area





Picture of 134 Dalhousie taken from City of Brantford Archives

# Offering Process

## Exclusive Listing Agents

### Alexander Silver

Associate Vice President  
+1 905 334 9417  
alexander.silver@colliers.com

### Tut Ruach

Sales Representative  
+1 647 798 0994  
tut.ruach@colliers.com

The Vendor has retained Colliers (the “Agent or Advisor”) on an exclusive basis to offer for sale the Property located at 134 - 142 Dalhousie Street, Brantford, Ontario (the “Property”). The Vendor invites interested parties to submit an offer to purchase The Property via a purchasers letter of intent (the “LOI”) or Agreement of Purchase and Sale (the ‘APS’) to the Advisor.

## Data Room Material

A data room has been set up for this transaction and prospective purchasers are strongly encouraged to access this data room in order to make their offers as unconditional as possible.

Please sign and return a copy of the Confidentiality Agreement included in the button below.

**Confidentiality Agreement**

OR

Please print the CA, complete, sign and scan an email copy to the Advisor.

## Offering Guidelines

An offer should outline the terms for the purchase of the property and should include, at a minimum, the following information and items:

1. Purchase price;
2. Name of the ultimate beneficial owners of the Purchaser, including their respective percentage interests;
3. Evidence of the Purchaser’s financial ability to complete the transaction;
4. Confirmation that the property will be purchased on an “as is, where is” basis;
5. Terms and conditions of closing including a schedule of timing and events to complete the transaction; and
6. An address, email address and fax number for the delivery of notices to the Purchaser.

The Vendor reserves the right to remove the Property from the market and to alter the offering process described above and timing thereof, at its sole discretion.

## Offers should be directed to:

### Alexander Silver

alexander.silver@colliers.com

### Tut Ruach

tut.ruach@colliers.com

## Review of Offers

Offers to purchase will be evaluated based upon the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the time lines and proposed closing conditions. The Vendor is not obligated to accept any offer and reserves the right to reject any or all offers received.

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Accelerating success.

# Reach out to get started.

## Alexander Silver\*

Associate Vice President  
+1 905 334 9417  
alexander.silver@colliers.com

## Tut Ruach

Sales Representative  
+1 647 798 0994  
tut.ruach@colliers.com

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