

FOR SALE

THE
MAGNOLIA

135 STATION STREET | BELLEVILLE, ON

Brand-new build boasting exceptional tenant potential,
with transit at its doorstep, a walkable community of
local shops, dining, and attractions, and scenic trails
along the Moira River right across the street.



THE MAGNOLIA

EXECUTIVE SUMMARY

A PREMIER MULTIFAMILY INVESTMENT OPPORTUNITY

Experience 135 Station Street, a newly constructed six-storey multifamily and mixed-use property completed in 2023. Offering 133 residential units and two commercial units, this exceptional asset combines modern construction, strategic design, and robust financials to deliver long-term value to investors.

INVESTMENT HIGHLIGHTS

Newly Constructed, Modern Asset

- Completed in 2023, offering 133 residential units and 2 commercial units
- Built with steel and hollow core construction for long-term durability

Attractive Financing Terms

- Assumable mortgage of \$23 million
- Exceptional 1.61% interest rate
- Matures on January 1, 2030
- Provides stability and long-term predictability for investors

Diversified Unit Mix for Market Appeal

- 29 loft units
- 47 one-bedroom units
- 57 two-bedroom units

Strong Utility Structure Enhancing NOI

- Separately metered hydro, directly paid by tenants
- Fixed gas and water recoveries, providing consistent revenue streams

Comprehensive Amenities Package

- Fully equipped gym for tenant convenience
- 117 units with in-suite laundry
- Shared laundry facility generating supplementary income
- 141 surface parking stalls

Strategic Location in Belleville, Ontario

- Centrally positioned in a growing and vibrant community
- Proximity to essential amenities, public transit, and commercial hubs

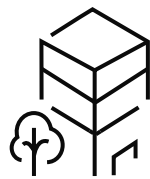
Multiple Additional Revenue Streams

- Locker rentals
- EV vehicle charging rentals
- Bell Canada kickbacks
- CARMA payments
- Shared laundry facility revenue



**THE VENDOR IS WILLING TO PROVIDE
A \$23 MILLION VENDOR TAKE-BACK
MORTGAGE (VTB) WITH INTEREST
ONLY PAYMENTS. CONTACT THE
LISTING AGENTS FOR MORE DETAILS!**

PROPERTY OVERVIEW



The Magnolia is a newly built, six-storey mixed-use development offering a blend of residential and commercial spaces in the heart of Belleville



This landmark property comprises 133 thoughtfully designed residential units and two ground-floor commercial units.



Premium amenities such as a fully equipped gym, in-suite laundry in 117 units, and a shared laundry facility, this property combines convenience with comfort.



Residents also enjoy the benefit of 141 surface parking stalls.

Address: 135 Station Street, Belleville, ON

Building Type: Mixed-Use

Storeys: 6

Residential Units: 133

Retail Units: Unit 1: 1,119 SF | Unit 2: 2,100 SF

Total Retail: 3,219 SF

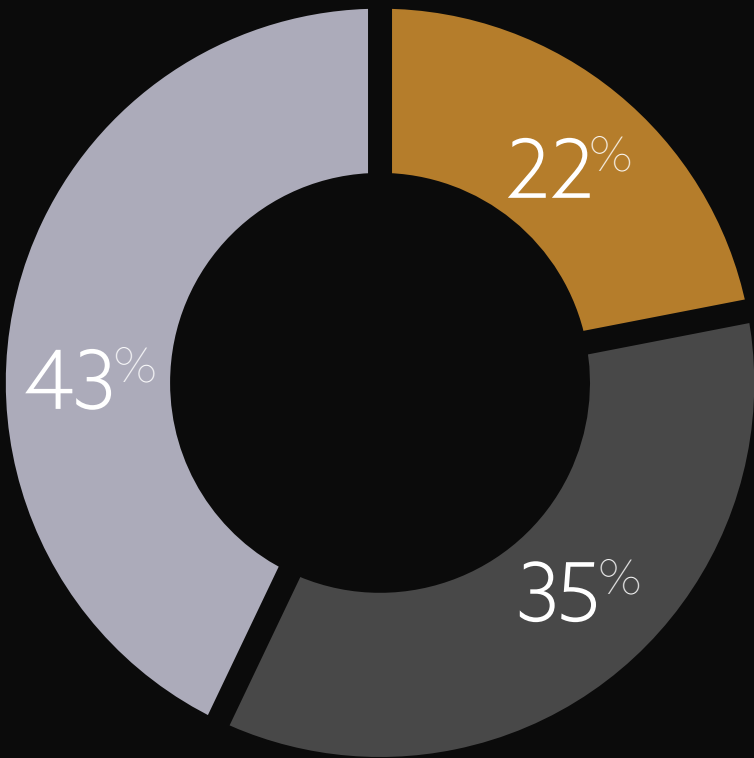
Parking: 141 stalls

Zoning: R7-12



Suite Mix

Loft	29
One-bedroom	47
Two-bedroom	57
TOTAL	133



YR 1 NOI
\$2,922,544





BUILDING DESCRIPTION

Construction Type

Built with a durable concrete and steel structure, The Magnolia showcases a modern design complemented by energy-efficient exterior insulation and finish systems (EIFS). The property is constructed for longevity and sustainability, combining strength with contemporary aesthetics.

Entrance

The entrance to The Magnolia is modern and inviting, featuring sleek glass doors that open into a spacious, bright lobby. The lobby is designed with clean lines and contemporary finishes, providing a welcoming atmosphere for residents and visitors alike.





Retail Spaces

The Magnolia features two ground-floor retail spaces, totaling 3,219 SF, both currently vacant. These prime spaces offer excellent visibility and flexibility, ideal for retail or service-oriented tenants looking to establish themselves in a growing community.



Parking Lot

The property offers 141 surface parking stalls, providing ample space for residents and visitors. Conveniently located on-site, the car park ensures easy access and accommodates the needs of both residential and commercial tenants.



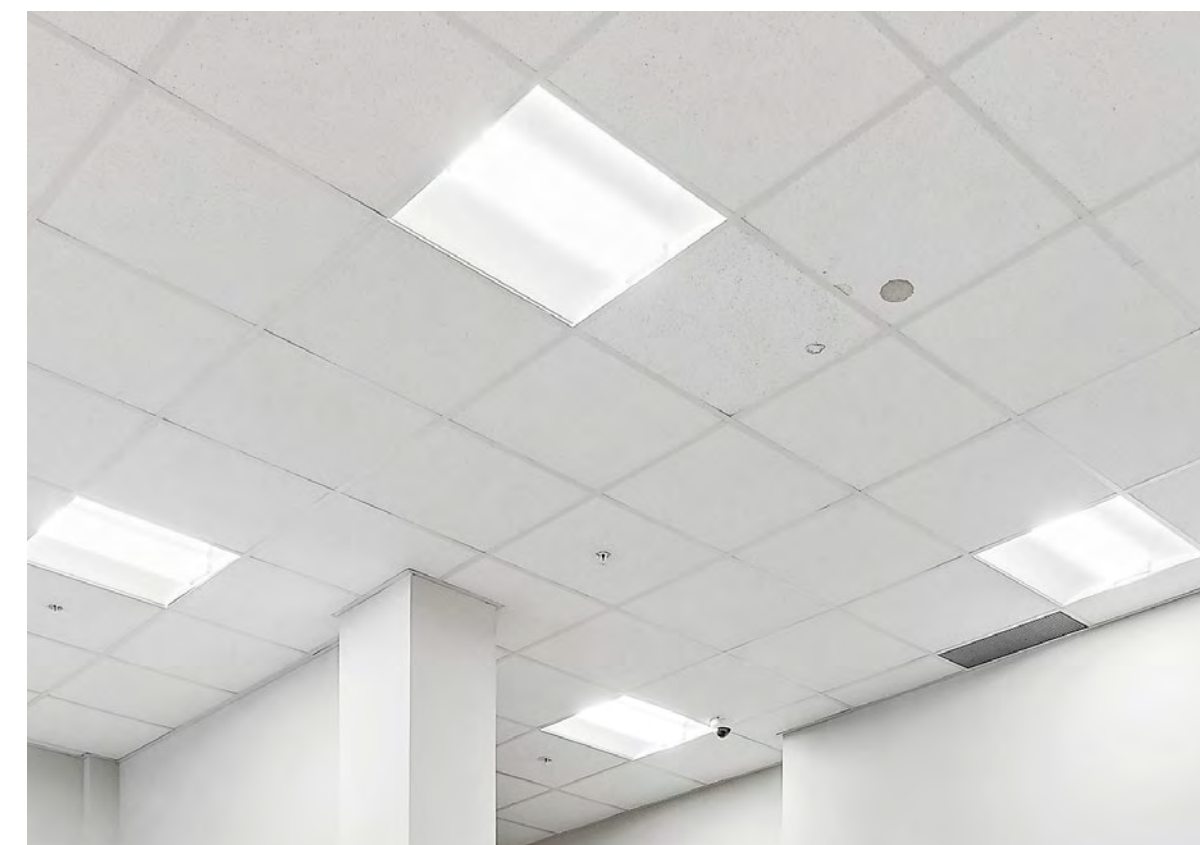
Amenities

The building offers a comprehensive range of amenities, including a fully equipped fitness center, a spacious and modern lobby, rooftop patio, outdoor BBQ area, in-suite laundry in 117 units, and a shared laundry facility.



Lighting

The property features bright, energy-efficient lighting throughout. LED lights illuminate the living spaces and common areas, providing a clean and contemporary aesthetic, while large windows allow for abundant natural light in residential units.





Washrooms

Designed with modern sophistication and practicality. They feature elegant tile work, walk-in glass showers, and contemporary vanities with ample storage. High-end finishes, such as sleek fixtures and large mirrors, create a bright and luxurious atmosphere.



Roof

The roof is designed for durability and efficiency, incorporating modern materials to withstand the elements. Its flat design allows for easy maintenance, ensuring long-term value and functionality.



Unit Finishes

Each unit features high-quality laminate flooring, sleek quartz countertops, and stainless steel appliances, including a built-in microwave and dishwasher. Bright white cabinetry and subway tile backsplashes complete the contemporary kitchen design, while in-suite laundry provides added convenience for residents.

Laundry

The property offers convenient in-suite laundry in 117 units, featuring modern, energy-efficient stacked washers and dryers. Additionally, a shared laundry facility is available on-site, providing supplementary income and options for all residents.



Electrical

The property features separately metered hydro for all units, ensuring tenants manage their own electricity consumption. This setup reduces operating expenses for the owner and contributes to a consistent and reliable revenue stream.



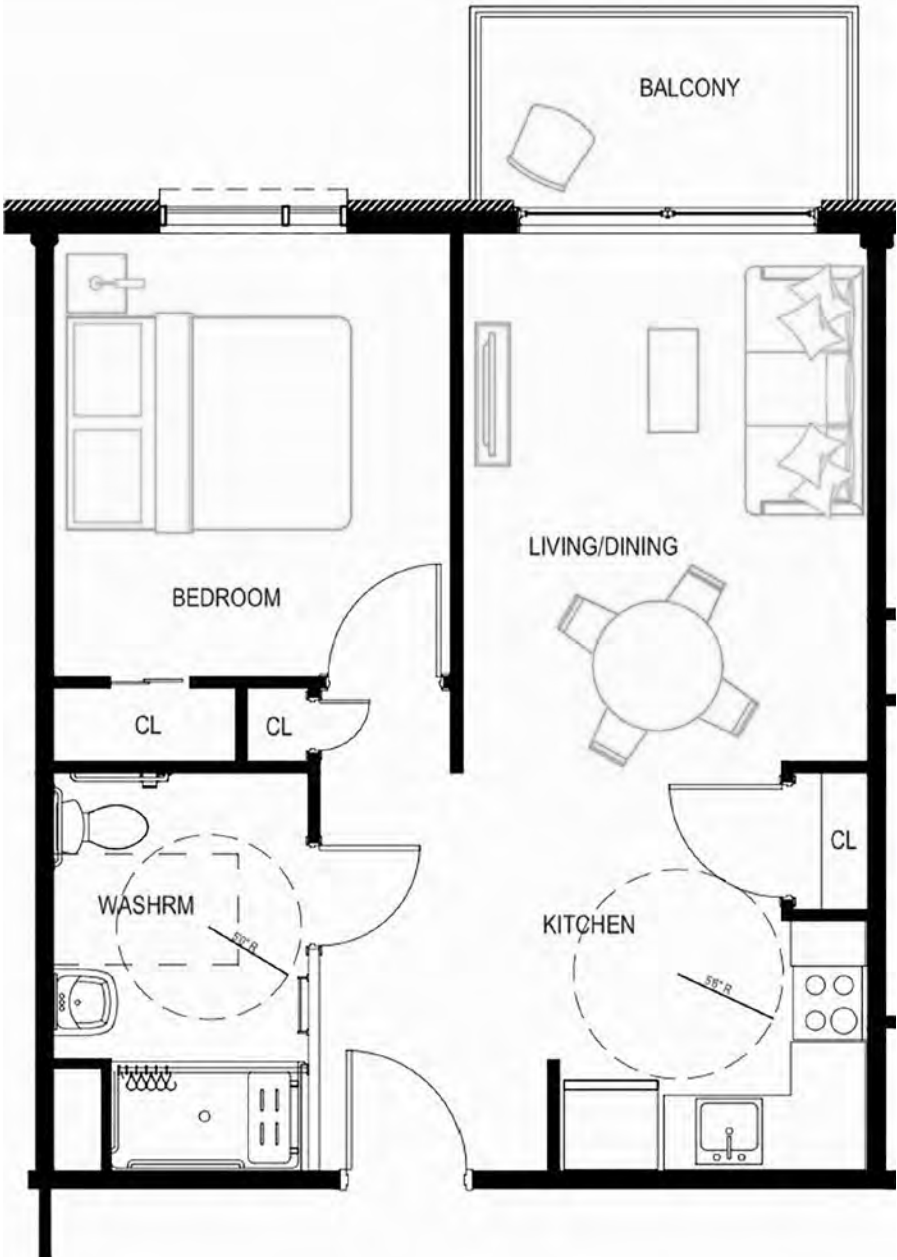
Heating

The property is equipped with its own thermostat, allowing residents to control their heating for optimal comfort.

TYPICAL FLOOR PLANS



1 Bedroom



Accessible 1 Bedroom



2 Bedroom



Accessible 2 Bedroom







ABOUT THE AREA

Belleville

Belleville, Ontario, is a friendly, tight-knit city that feels connected without the chaos. Located along the Bay of Quinte, it offers a sense of balance, convenience, and comfort. The city's growing economy, appealing downtown, and expanding retail and dining spaces create a sense of energy, while nearby parks, trails, and waterfront spaces provide plenty of options to unwind.

It is more than a convenient stop along Highway 401. It is a destination full of character and opportunity. Just off Highway 62, Downtown Belleville's Front Street is the centrepiece of activity, home to over 200 businesses that give the area its charm and purpose. From bakeries and cafés to banks, and various services, it is where people thrive, and the community comes together.



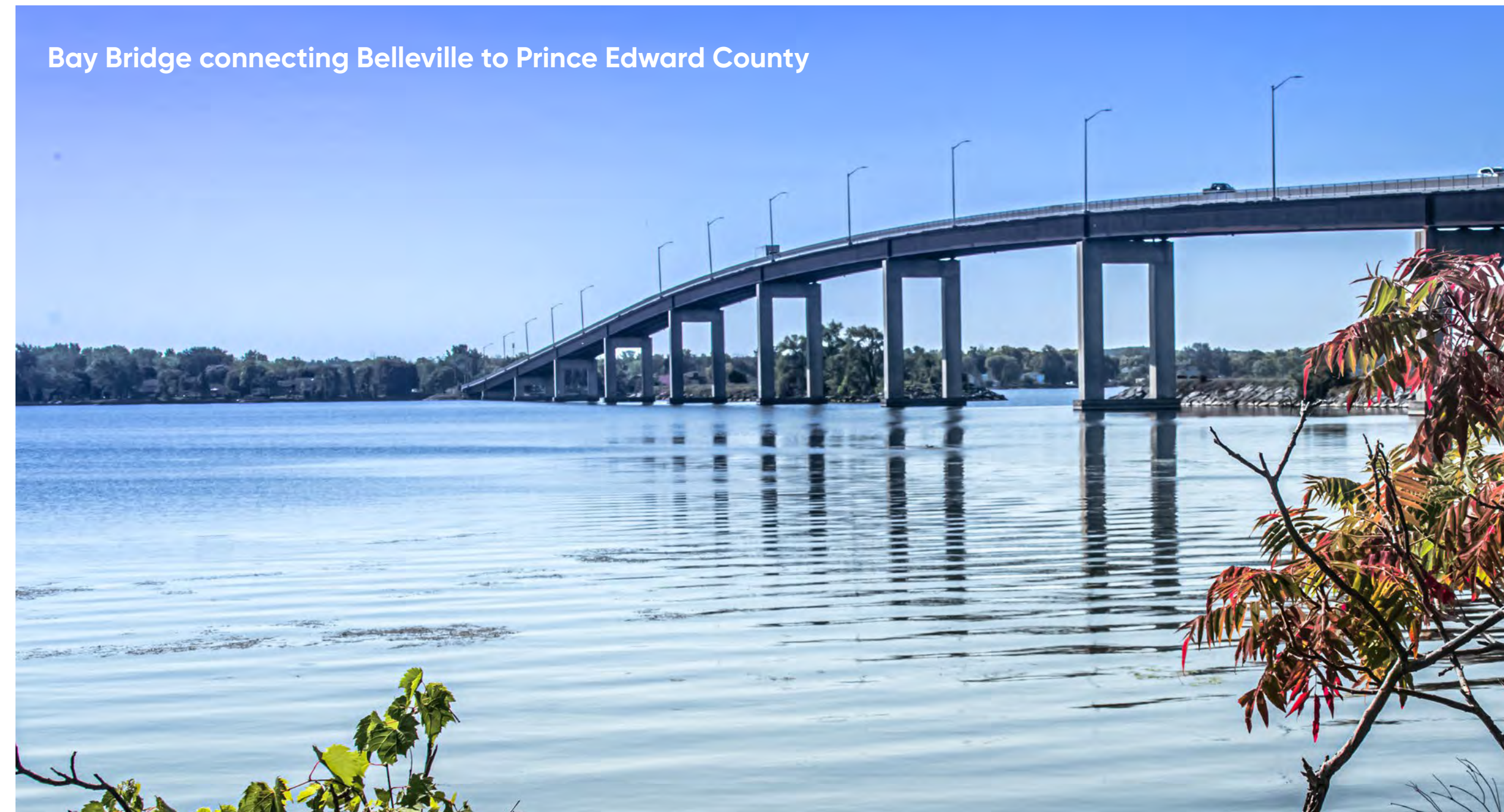


Endless Possibilities at The Property's Doorstep

Explore the local Farmers Market or take in the scenic Waterfront Trail, which is perfect for walking, biking or a quick jog. Hop in the car for a short drive to Prince Edward County and the stunning Sandbanks Provincial Park. Or visit the 330,000 SF Quinte Sports and Wellness Centre, a multi-use community recreation and entertainment centre—a perfect place for a swim or a satisfying game of pickle-ball.

After a day of adventure, unwind with a meal or coffee at one of the area's many restaurants and cafés while enjoying live music and admiring local artwork displayed on the walls. Whether it's a family outing or a day with your dog, there is something for everyone to enjoy.

Bay Bridge connecting Belleville to Prince Edward County



Education

Belleville schools provide a diverse array of educational options, which encourages participation in lifelong learning. Residents of Belleville can access various colleges and universities in the area or within a one-hour drive, including Loyalist College, Queen’s University, and St. Lawrence College. Situated in west Belleville, Loyalist College serves over 4,000 full-time students and thousands more part-time students aiming to enhance their skills. There are chances for training specific to various sectors, tailored employee training, wage subsidies, and training internships available.



Demographics



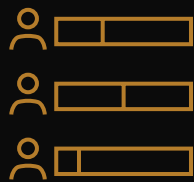
63,555

2024 Total Population



67,801

2034 Projected Total Population



91.3%

Labour Employment Rate



CA\$105,447.50

Average Household Income



43.4

Median Age

**Source: Colliers | Hydra Database, 2024. Data reflects demographics within 10 km radius of property.*

AMENITY & TRANSIT MAP

Well-located and highly connected.

135 Station Street is at the center of it all. It is close to schools, daycare centers, and fitness facilities, while being just minutes from downtown entertainment. With public transit steps away, as well as boutiques, coffee shops, live entertainment, art museums, outdoor activities, and over 20 restaurants within walking distance—and just over a half-hour's drive from the illustrious Prince Edward County—this property offers central access to a myriad of amenities and necessities. Grabbing a coffee before work or enjoying a walk along the waterfront after hours is always easy, catering to a lifestyle that values both work-life balance and convenience. With Belleville's reputation for affordability and growth, this community provides a modern living experience that's connected, accessible, and full of opportunities. It is a space that fits your ambitions today and grows with your plans for tomorrow.

BUS ROUTES

- | | |
|-------------------------|---------------------------------|
| 1 North Front | 5B Victoria-Dundas East |
| 2 Sidney | 6 Industrial |
| 3 Moira | 7 Cannifton |
| 4 Dundas West | 8 Avondale-Palmer |
| 5A Dundas East-Victoria | N Industrial/Loyalist Night Bus |

LEGEND

- | | |
|-----------------------------|-------------------------|
| Public Services | Retail |
| Restaurants & Cafés | Parks |
| Grocery Stores & Pharmacies | Recreation & Activities |



About the Area

Tenants can also enjoy a walk, run, bike ride, or rollerblading along the Riverfront Trail downtown. Residents can take in the scenic views of the Moira River as they finish their outing at one of the many shops and eateries in the area. The Riverfront Trail begins just north of the Downtown District and winds through the heart of downtown, following the Moira River, which is located just across the road from the property.



DRIVE TIMES

Belleville General Hospital | 7 min drive

Loyalist College | 10 min drive

Sandbanks Provincial Park | 45 min drive

Picton/Prince Edward County | 35 min drive

Queen's University | Kingston | 55 min drive

Thousand Island Border Crossing | 1 hr 15 min drive

Toronto Pearson International Airport | 2 hr drive

Ottawa International Airport | 2.5 hr drive

Montreal | 3.5 hr

Belleville VIA Train Station | 3 min drive/11 min walk

Highway 2 | 8 min drive

Highway 401 | 9 min drive



CONTACT

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