



180 Willow Road, Guelph

Eight unit apartment building for sale

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Property highlights

Total building size
11,000 sf

Total lot size
0.326 acres

Frontage on Willow Road
93 feet

Construction
Solid brick

Roof
Asphalt

Foundation
Concrete block

Cooling
Central air, radiant floor

Heating
Forced air

Parking
Eight surface spaces, open

Zoning
R.4 - Apartment

- Two-bedroom units
- Significant value-add opportunity, over 70% rental upside
- Well capitalized building offering predictable cash flow
- High demand rental area surrounded by primary and secondary schools, minutes to multiple industrial parks, downtown and Hanlon parkway connecting to Highway 401

Unit overview

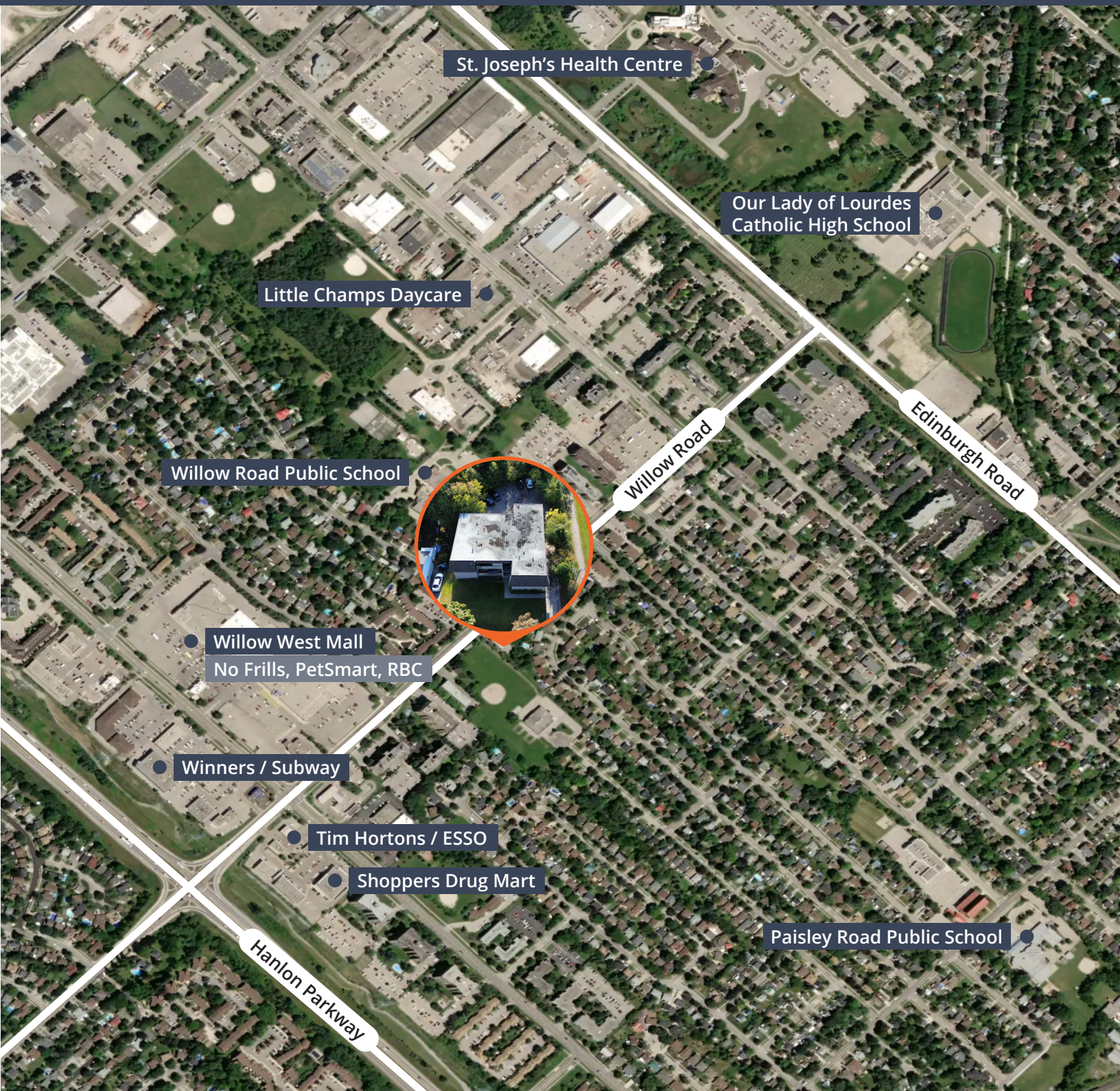
Unit type	# of units	Avg. rent	Market rent
2 bedroom	8	\$1,240	\$2,200

Proforma

Total revenue \$122,721

Total operating expenses \$57,213

Net operating income \$65,508



153,809
Population of Guelph



167,685
Daytime Population



\$123,171
Avg. Household Income



38.3
Median Age

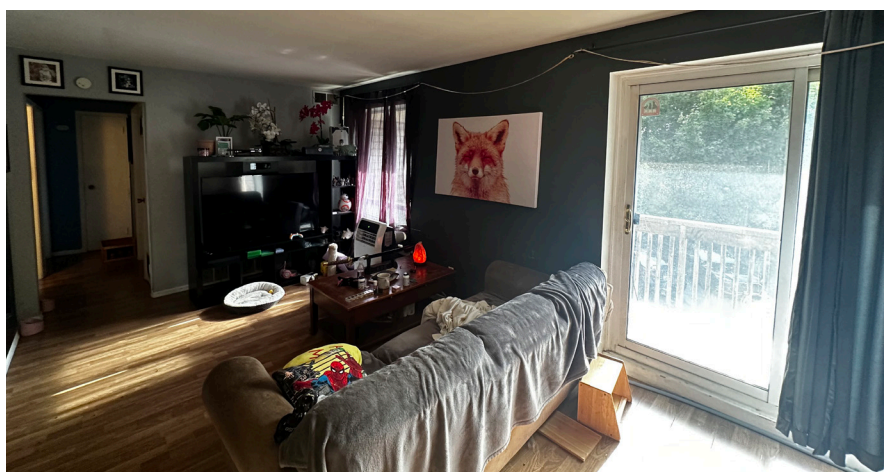
Offering process

All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale, and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

Please submit the required above form(s) to the listing agents with offers. Agent contact information below.

Total building size	11,000 sf
Total lot size	0.326 acres
Total number of units	Eight
Asking price	\$2,195,000



Get more information

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