

58 Beverly Street  
Cambridge, ON



# 58 Beverly Street

**LOT SIZE:** 141.86 ft x 132.46 ft x 141.86 ft  
x 132.46 FT



**VIDEO TOUR**



# CURRENT RENT

UNIT	square feet	RENT
<b>101:</b> 2 bedroom 1 bathroom	1190.87	\$1917.40
<b>102:</b> 2 bed 2 bath	1106.55	\$1896.25
<b>103:</b> 2 bed 1 bath	1201.28	\$1891.13
<b>104:</b> 2 bed 2 bath	1505.9	\$2325.00
<b>105:</b> 2 bed 1 bath	958.37	\$1896.25
<b>106:</b> 2 bed 1 bath	877.64	\$1786.06
<b>107:</b> 2 bed 2 bath	816.29	\$1890.00
<b>108:</b> 2 bed 1 bath	859.34	\$1786.06
<b>201:</b> 2 bed 2 bath	1276.28	\$2250.00
<b>202:</b> 2 bed 1 bath	1067.09	\$1891.13
<b>203:</b> 2 bed 1 bath	1082.15	\$1947.50
<b>204:</b> 2 bed 2 bath	906.7	\$1834.07
<b>205:</b> 2 bed 1 bath	966.98	\$1900.00

# EXPENSES

## UTILITIES

Water

\$9,372.96

Enbridge

\$54.54

Energy Plus

\$9,123.31

GFL

\$4,253.55

Salt

\$1,056.55

**TOTAL**

**\$25,064.80**

## LAWN/SNOW

**TOTAL**

**\$4,929.40**

## INSURANCE

**TOTAL**

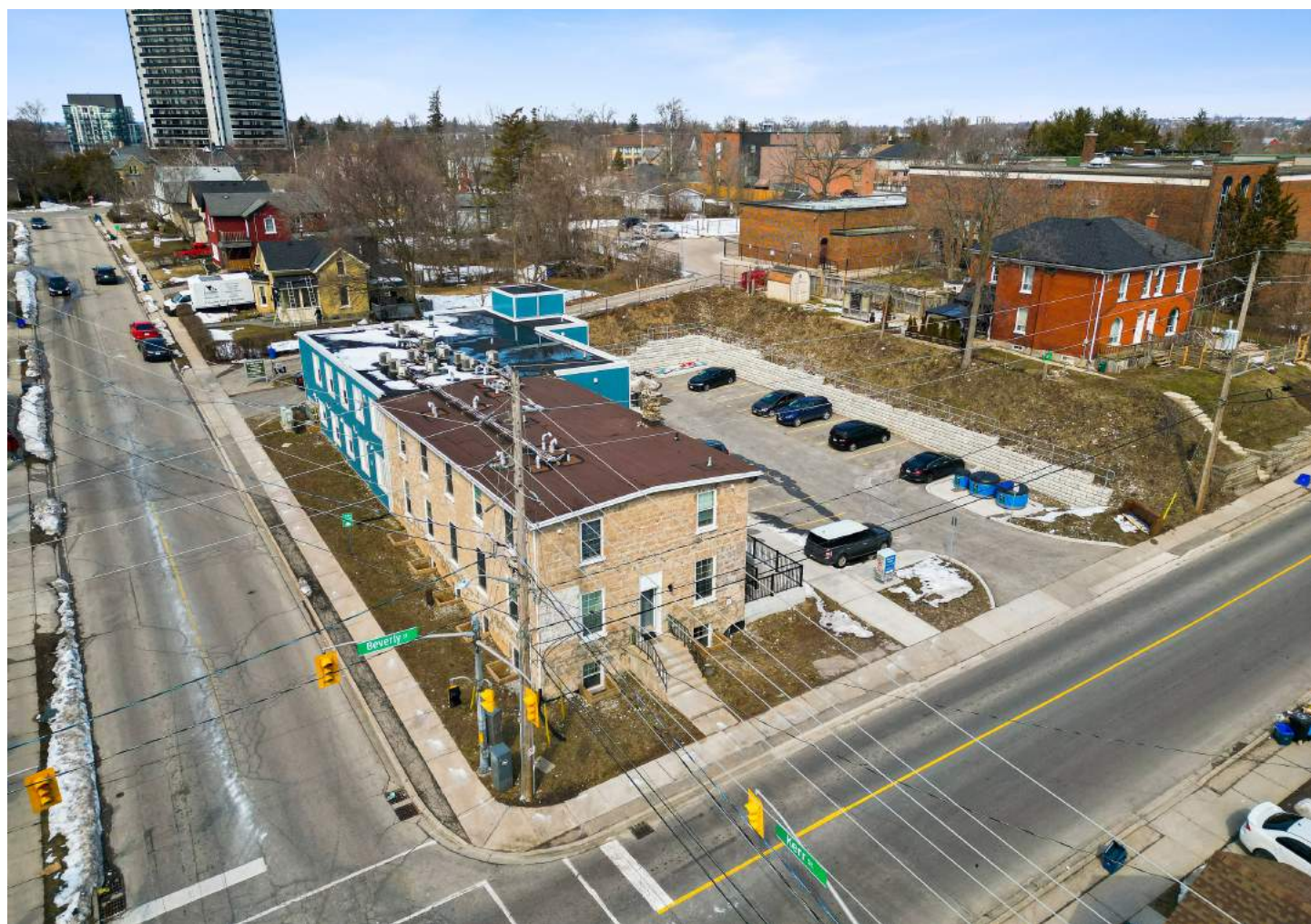
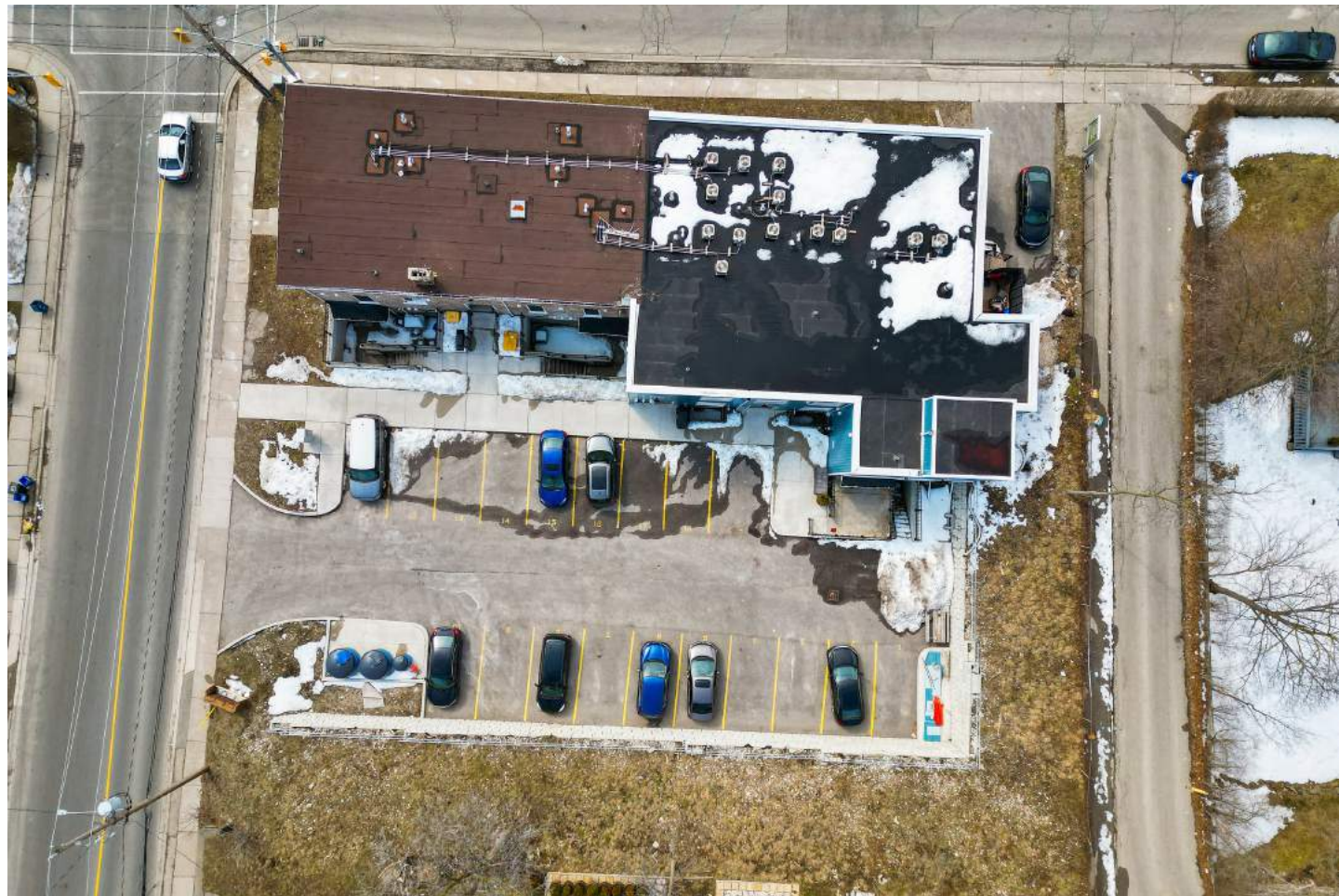
**\$20,028.36**

## GARBAGE REMOVAL

**TOTAL**

**\$600/ MONTH (Contract with GFL)**

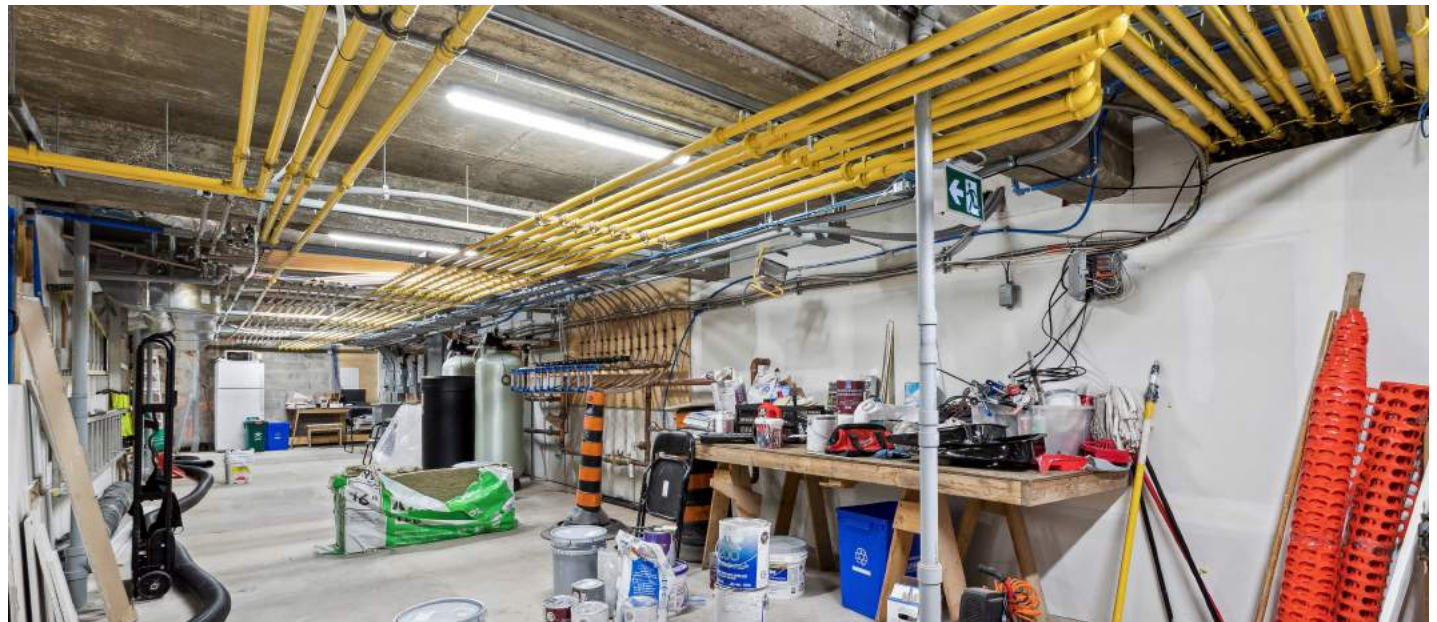


















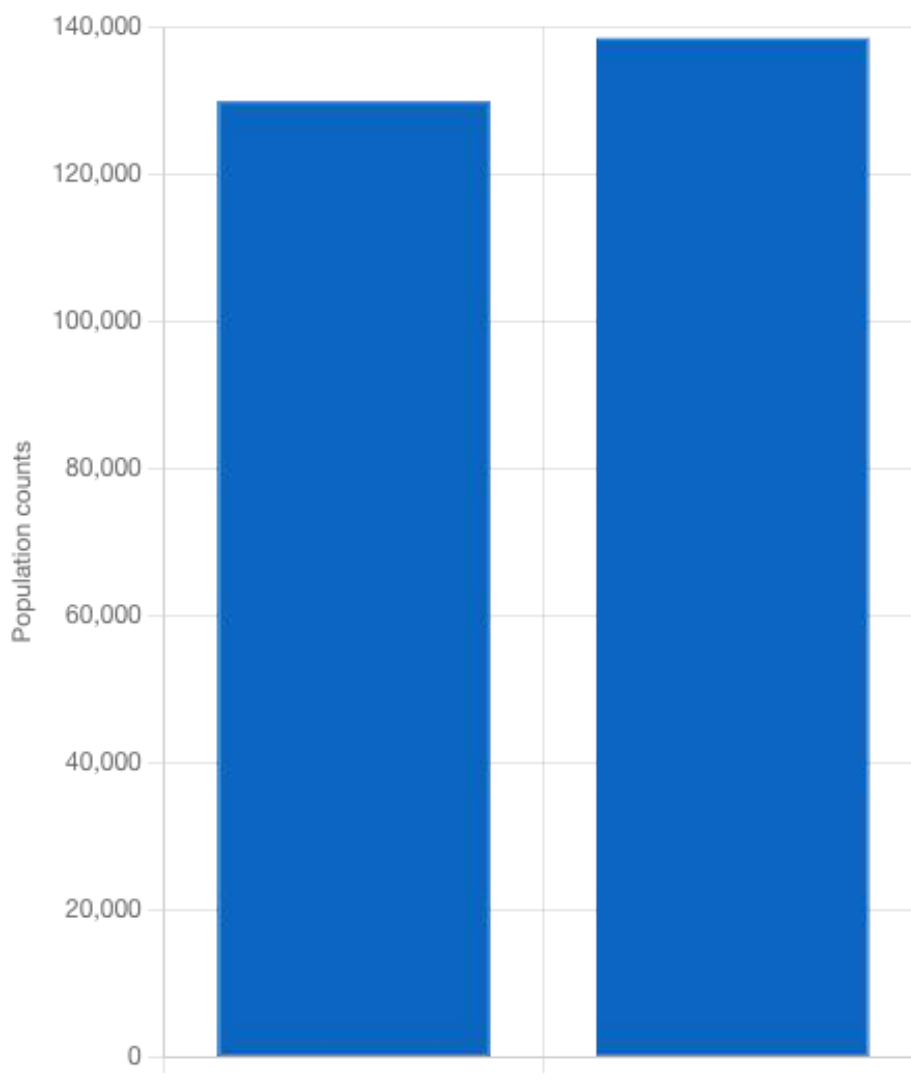




# CAMBRIDGE POPULATION GROWTH

Cambridge recorded a population of 129,920 in 2016 and has a predicted population of 176,000 by 2031

**This means Cambridge is expecting a 37% increase in population by 2031!**





# CAMBRIDGE

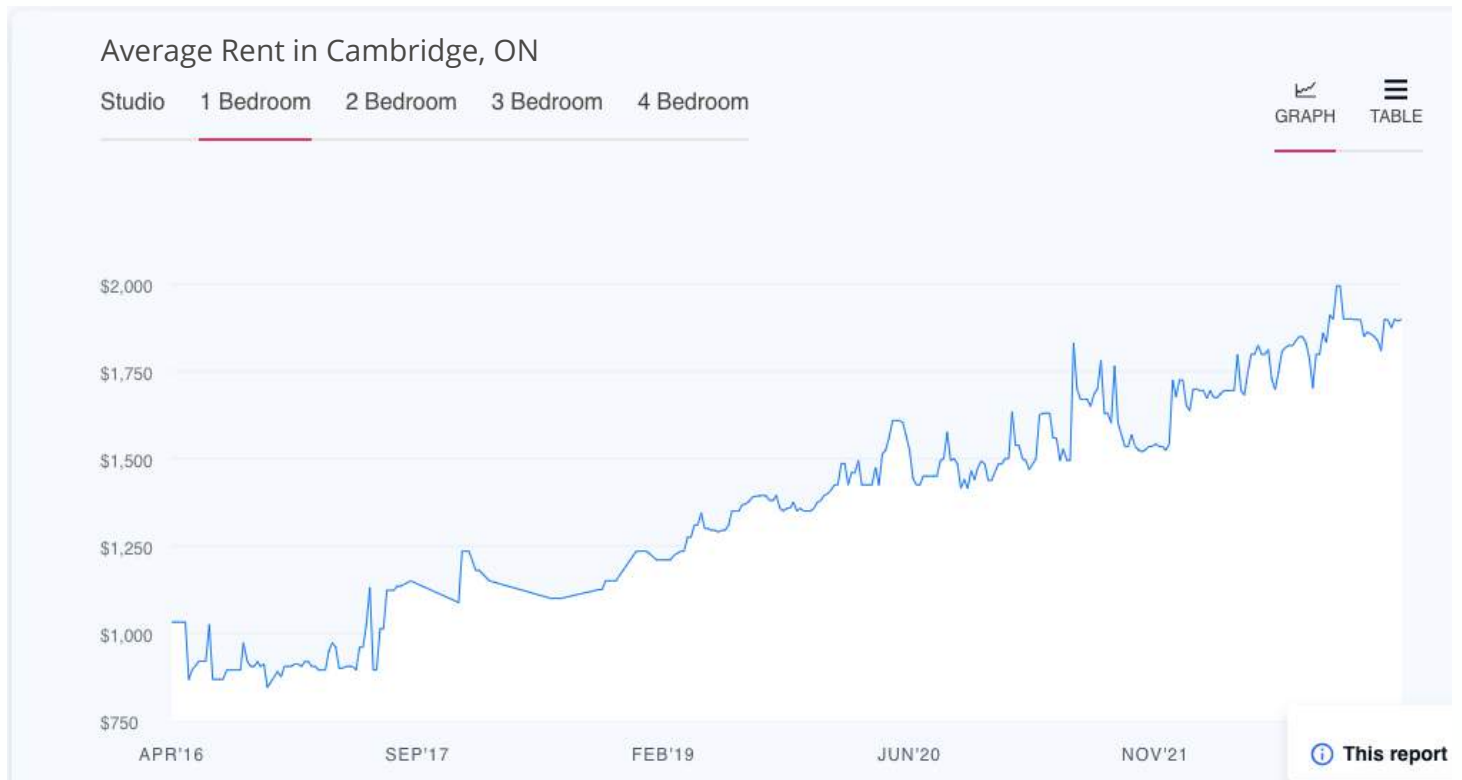
## *Statistics*

---

- **Proximity to major cities:** Cambridge is situated within an hour's drive of major urban centers like Toronto, Hamilton, and London. This means that investors can take advantage of the economic opportunities in these areas while enjoying the lower cost of living and doing business in Cambridge.
- **Growing population:** The population of Cambridge has been steadily growing over the years. This growth is driven by the city's affordability, quality of life, and proximity to major urban centers. A growing population means that there is a demand for housing, commercial space, and services, which presents investment opportunities.
- **Access to talent:** Cambridge is home to several post-secondary institutions, including Conestoga College and the University of Waterloo. This means that there is a pool of talented and educated individuals available for employment and entrepreneurship.
- **Business-friendly environment:** Cambridge is known for its business-friendly environment, which includes low taxes, a streamlined regulatory process, and a supportive local government. This makes it easier and less costly for investors to set up and operate their businesses.



# STRONG RENTAL MARKET



**Affordable cost of living:** Compared to other major urban centers in Ontario, such as Toronto and Hamilton, Cambridge has a lower cost of living. This means that residents can enjoy a high quality of life without breaking the bank.

**Proximity to major urban centres:** Cambridge is located within an hour's drive of major urban centres such as Toronto, Hamilton, and London. This means that residents can take advantage of the economic opportunities and cultural amenities of these cities while still enjoying the more relaxed pace of life in Cambridge.

**Natural beauty:** Cambridge is situated along the Grand River and has many parks, trails, and green spaces for residents to enjoy. The city also has a rich history, with many historic buildings and landmarks.

**Strong sense of community:** Cambridge has a strong sense of community, with many local events and festivals throughout the year. There are also many local sports teams, clubs, and organizations for residents to get involved with and meet like-minded people.

**Education:** Cambridge is home to several post-secondary institutions, including Conestoga College and the University of Waterloo. This means that residents have access to world-class education and research opportunities right in their own backyard.

# ABOUT THE PROPERTY

An aerial photograph of a large, multi-story residential building complex, likely an apartment or duplex building. The building has a light-colored facade and multiple windows. In front of the building is a large parking lot with several cars parked. The surrounding area includes trees and other buildings in the background. The image is used as a background for the text overlay.

Presenting the RARE OPPORTUNITY to own a piece of history - Dickson Manor. Originally the personal residence of one of the founders of Cambridge, now a fully tenanted multiplex consisting of thirteen self-contained units at premium MARKET RENT. Fully renovated from the ground up in 2020, all thirteen units are fully updated, separately metered & maintenance free. IMPECCABLY clean mechanical room with not one single wire on the exterior of the property. Close to all the amenities of Cambridge such as the Galt train station, Cambridge memorial hospital, city hall, Conestoga College as well as just a 25 minute drive to Guelph & Kitchener GO stations.



# LOCATION

- **Cambridge Memorial Hospital** - 5 minutes
- **Galt Train Station** - 3 minutes
- **Cambridge City Hall** - 2 minutes
- **Region of Waterloo International Airport** - 20 minutes
- **Kitchener GO** - 25 minutes
- **Guelph GO** - 30 Minutes



# DEVELOPMENT COMING

Two 18-Storey condo complex on 2.5 acres of land being developed at Shade St. & Kerr St. Totalling 445 residential units, with commercial/retail space at the bottom.

**Located just down the street.**





**Development Site**

**58 Beverly St**





# ZONING

## ZONED RM3

### 1.1.2 Classification of Zones

The following use classes, zone classes and zone symbols are hereby established and shall apply to the lands for which the corresponding zone symbols are shown on the zoning maps attached to and forming part of this by-law:

#### 1. Use Classes, Zone Classes and Zone Symbols

Zone Class	Zone Symbol	Primary (but not necessarily only) Purpose for Which the Zone is Established
<b>(a) RESIDENTIAL USE CLASS</b>		
<b>R</b>		To accommodate <i>detached one-family dwellings</i> :
	<b>R1</b>	<ul style="list-style-type: none"> <li>at low density in areas where public water supply and sanitary sewage disposal facilities are not generally available;</li> </ul>
	<b>R2</b> <b>R3</b> <b>R4</b> <b>R5</b> <b>R6</b>	<ul style="list-style-type: none"> <li>at varying urban densities in areas where full public services are generally available</li> </ul>
<b>RR</b>		To accommodate <i>rural non-farm-related dwellings</i> :
	<b>RR1</b>	<ul style="list-style-type: none"> <li>in rural areas outside settlements</li> </ul>
	<b>RR2</b>	<ul style="list-style-type: none"> <li>in rural settlement areas</li> </ul>
<b>RS</b>	<b>RS1</b>	To accommodate <i>semi-detached one-family dwellings</i>
<b>RD</b>	<b>RD3</b> <b>RD4</b> <b>RD5</b>	To accommodate <i>detached one-family and duplex dwellings</i>
<b>RM</b>		To accommodate <i>apartment house</i> and other multiple unit residential buildings:
	<b>RM1</b>	<ul style="list-style-type: none"> <li>in the city centre</li> </ul>
	<b>RM2</b>	<ul style="list-style-type: none"> <li>in the Preston community's central area and central Hespeler</li> </ul>
	<b>RM3</b>	<ul style="list-style-type: none"> <li>outside the core areas</li> </ul>
	<b>RM4</b>	<ul style="list-style-type: none"> <li>multiple unit residential buildings (<i>except apartment houses</i>)</li> </ul>
<b>(b) INSTITUTIONAL USE CLASS</b>		
<b>N</b>		To accommodate:
	<b>N1</b>	<ul style="list-style-type: none"> <li>educational, government and <i>non-profit community institutions</i>, public hospitals, non-profit <i>family crisis shelters</i>, places of worship, children's care facilities and non-profit service or social clubs or fraternal societies</li> </ul>
	<b>N2</b>	<ul style="list-style-type: none"> <li>public and private hospitals and licenced nursing care facilities</li> </ul>




# HOUSEHOLD INCOME

In 2020, the median after-tax income of households in Cambridge (City) was \$82,000, a **change of 11.6%** from \$73,500 in 2015

In 2021, the number of households in Cambridge **increased by 6.3%** from 2016

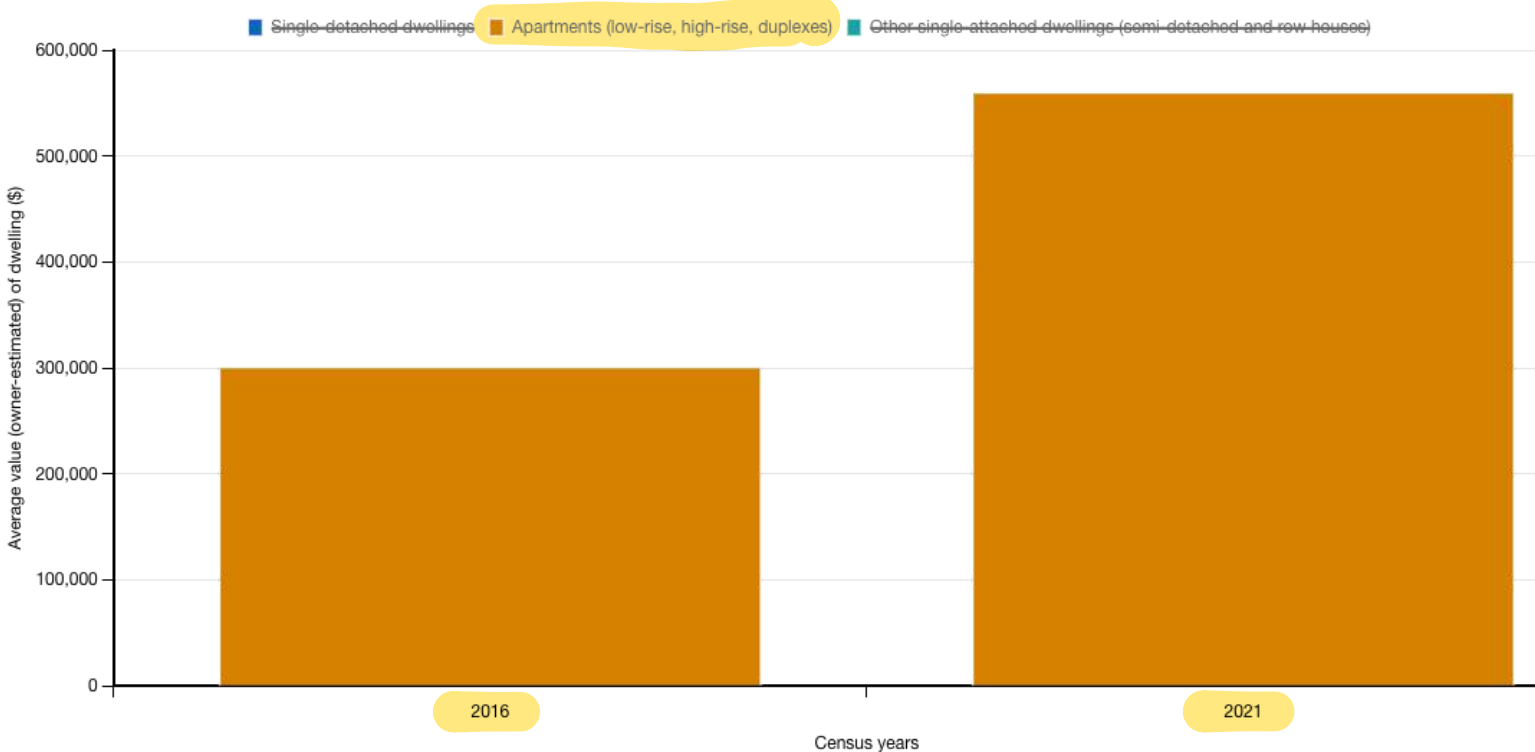
Number and median after-tax income of households, Cambridge (City) and its neighbouring census subdivisions, 2015 and 2020



Geography	Number of households			Median after-tax income of households		
	2016	2021	% change	2015	2020	% change
Cambridge (City)	48,240	51,270	6.3	73,500	82,000	11.6
Guelph/Eramosa (Township)	4,485	4,840	7.9	100,000	110,000	10.0
Kitchener (City)	92,215	99,815	8.2	67,500	76,500	13.3
North Dumfries (Township)	3,535	3,690	4.4	102,000	108,000	5.9
Puslinch (Township)	2,705	2,860	5.7	101,000	112,000	10.9
Woolwich (Township)	8,610	9,355	8.7	91,000	99,000	8.8

# HOUSEHOLD INCOME

From 2016 to 2021 **the average value of Apartments increase by 86%** which is an **average annual price growth rate of 13.20%.**

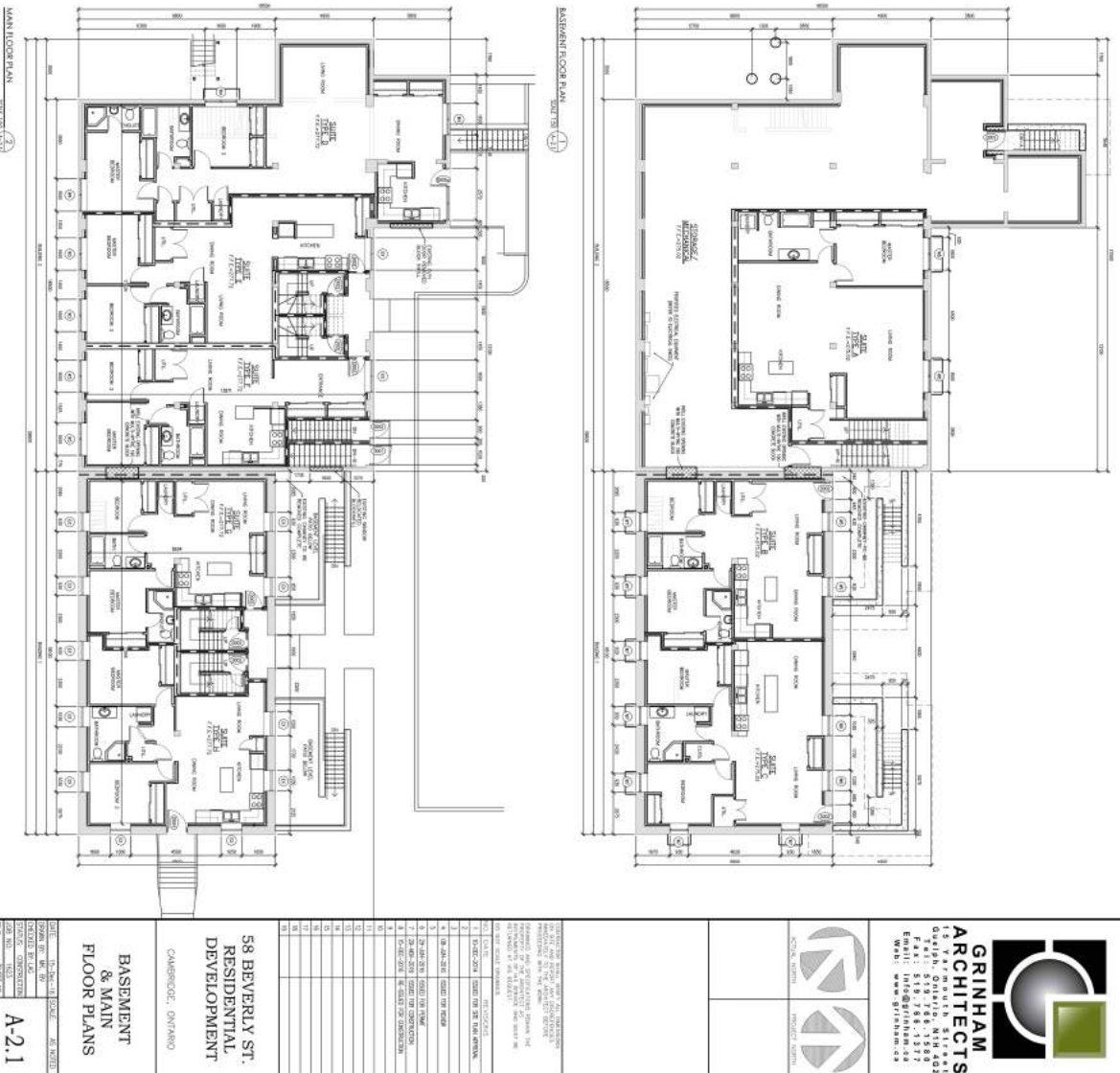




# PLANS

Owners Building Code Mark Table Page 3.4.3									
Item	Project Description	Change of Use	Area	Part 11	Part 13	Part 15	Part 17	Part 19	Part 21
1	RE BEVERLY'S STREET RESIDENTIAL DEVELOPMENT	Change of Use	Area	Area	Area	Area	Area	Area	Area
2	Major Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
3	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
4	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
5	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
6	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
7	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
8	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
9	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
10	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
11	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
12	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
13	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
14	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
15	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
16	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
17	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
18	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
19	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
20	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
21	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
22	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area

Owners Building Code Mark Table Page 3.4.3									
Item	Project Description	Change of Use	Area	Part 11	Part 13	Part 15	Part 17	Part 19	Part 21
1	RE BEVERLY'S STREET RESIDENTIAL DEVELOPMENT	Change of Use	Area	Area	Area	Area	Area	Area	Area
2	Major Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
3	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
4	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
5	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
6	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
7	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
8	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
9	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
10	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
11	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
12	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
13	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
14	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
15	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
16	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
17	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
18	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
19	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
20	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
21	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area
22	Minor Development	Change of Use	Area	Area	Area	Area	Area	Area	Area



**GRINHAM ARCHITECTS**

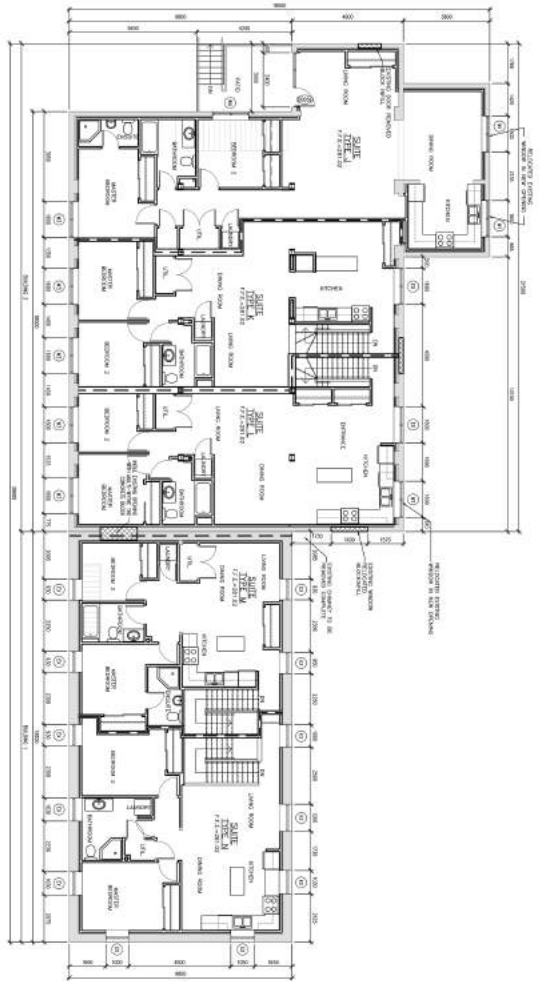
10000 100th Ave. NW, Suite 1000  
Edmonton, Alberta T6E 4E1  
Canada  
Tel: 780.441.1555  
Fax: 780.441.1556  
Email: info@grinham.ca  
Web: www.grinham.ca



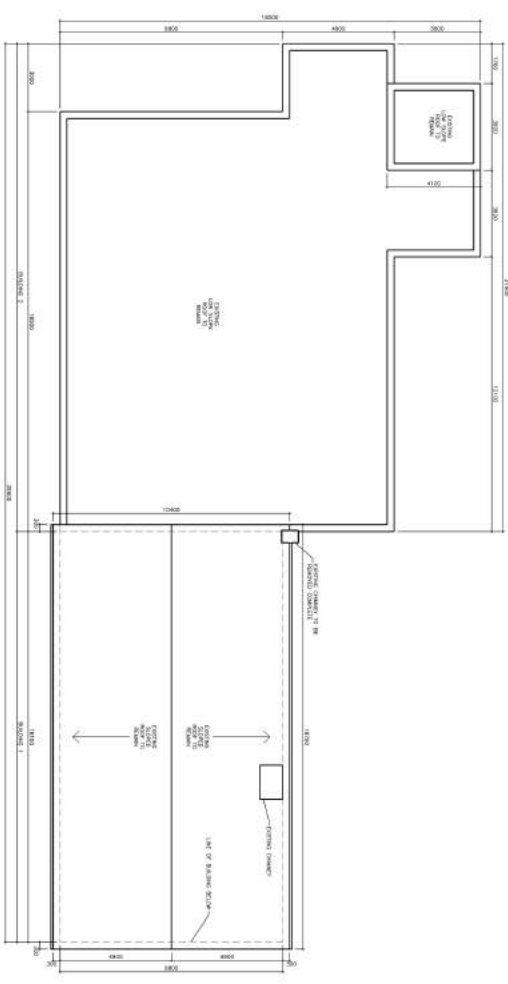
**GRINHAM ARCHITECTS**  
 15 YARMOUTH STREET  
 SUDBURY, ONTARIO N3H 4Y5  
 TEL: 519.766.1377  
 FAX: 519.766.1377  
 EMAIL: info@grinham.ca  
 WEB: www.grinham.ca



ACTUAL NORTH  
 PROJECT NORTH



SECOND FLOOR PLAN  
 SCALE 1/8" = 1'-0"



ROOF PLAN  
 SCALE 1/8" = 1'-0"

CONSULTING ARCHITECTS AND ARCHITECTS GRINHAM ARCHITECTS 15 YARMOUTH STREET SUDBURY, ONTARIO N3H 4Y5 TEL: 519.766.1377 FAX: 519.766.1377 EMAIL: info@grinham.ca WEB: www.grinham.ca		
1	15-DEC-2011	ISSUED FOR SET 10A APPROVAL
2		
3	15-DEC-2011	ISSUED FOR REVIEW
4		
5	15-DEC-2011	ISSUED FOR REVIEW
6	15-DEC-2011	ISSUED FOR REVIEW
7	15-DEC-2011	ISSUED FOR REVIEW
8	15-DEC-2011	ISSUED FOR REVIEW
9	15-DEC-2011	ISSUED FOR REVIEW
10	15-DEC-2011	ISSUED FOR REVIEW
11	15-DEC-2011	ISSUED FOR REVIEW
12	15-DEC-2011	ISSUED FOR REVIEW
13	15-DEC-2011	ISSUED FOR REVIEW
14	15-DEC-2011	ISSUED FOR REVIEW
15	15-DEC-2011	ISSUED FOR REVIEW
16	15-DEC-2011	ISSUED FOR REVIEW
17	15-DEC-2011	ISSUED FOR REVIEW
18	15-DEC-2011	ISSUED FOR REVIEW
19	15-DEC-2011	ISSUED FOR REVIEW
20	15-DEC-2011	ISSUED FOR REVIEW

58 BEVERLY ST.  
 RESIDENTIAL  
 DEVELOPMENT  
 CAMBRIDGE, ONTARIO  
 SECOND FLOOR  
 & ROOF  
 PLANS

DATE: 15-DEC-2011 SCALE: AS SHOWN  
 DRAWN BY: GRN, JR  
 CHECKED BY: GRN, JR  
 IN CHARGE BY: GRN, JR  
 TIT: 7/01/11  
 C:\309\770037

**A-2.2**



# HISTORY OF THE BUILDING

Dickson manor was originally built in 1861 by Mr Dickson, one of the founders of the Kitchener, Galt, Waterloo and Cambridge region. Dickson manor was originally a five thousand square foot stone house with 18 " thick stone walls from its foundation to the second floor. It served as the family home until the late 1800's, then becoming a schoolhouse for a few years before it was sold to a spice import company in 1900.

The spice company then sold the stone building to a soap company in the early 1970's when an additional ten thousand square feet were added expanding the building with a freight elevator and loading docks.

The building was purchased by the current owners in 2016. With their vision and determination the building was totally gutted and rebuilt to 13 individual loft townhouse style, and condo units, each with their own entry doors and separate meters for water, electricity and gas. Each unit has its own mechanical room housing the most up to date construction standards for electrical and mechanical systems. The elevation on the property was adjusted allowing a 21 spot parking lot for its occupants to enjoy.

The building is a modern build to 2021 construction standards. The buildings' mechanical room is built for any person to understand, with organized conduits run to each unit avoiding any exterior wiring to ever take place.

All units are with vinyl flooring all counters are stone finishing each unit has its own washer and dryer dishwasher fridge and stove.

The buildings constitution meets condominium specifications in 2021 so future ability to convert and sell each unit will not be a financial challenge.

The tenancies all month to month basis.



# APPENDIX

<https://www12.statcan.gc.ca/census-recensement/2021/as-sa/fogs-spg/page.cfm?topic=5&lang=E&dguid=2021A00053530010>

<https://www.cambridge.ca/en/build-invest-grow/Zoning.aspx>

<https://www.zumper.com/rent-research/cambridge-on>





647.466.0899

[TylerMcLay.com](http://TylerMcLay.com)