

FOR SALE

13 Thompson Crescent Erin, Ontario

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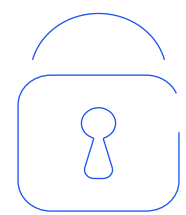
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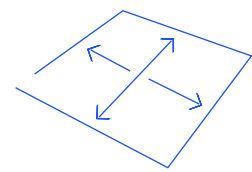
Property Summary

Address	13 Thompson Crescent, Erin, ON
Location	Just off Erin Park Drive & Wellington Road 124
# of Units	207
# of Buildings	10
Year Built	2003, 2005, 2007, 2017
Type of Property	Self Storage & Excess Land
Site Area	3.358 Acres
Net Rentable Area	28,000 SF
Zoning	M2 Industrial Zoning

Investment Highlights



Fully Fenced with Gated Keypad Entry



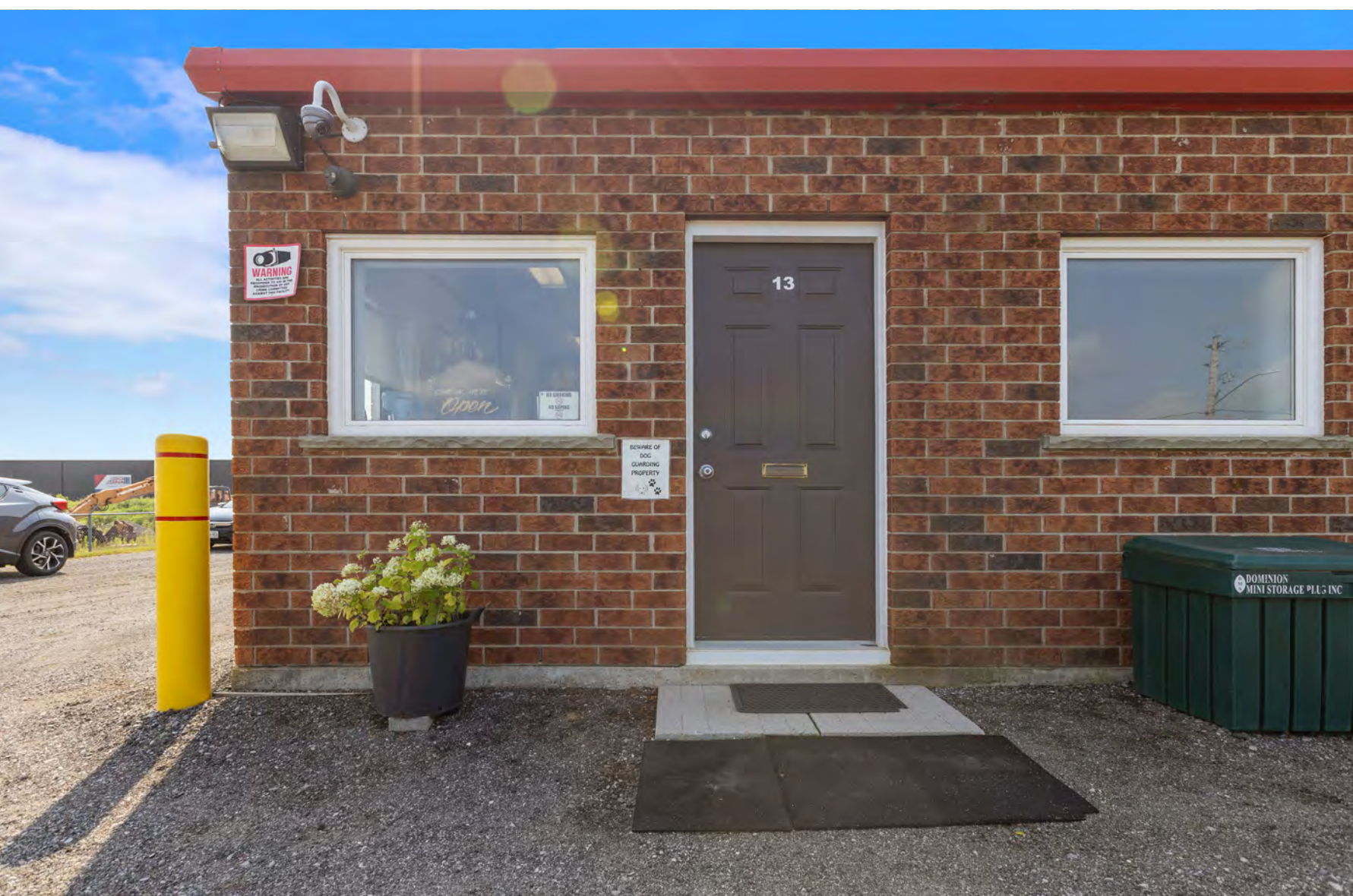
Significant Expansion Potential



Only Self-Storage Facility in Erin, ON



Property Photos



Property Photos



Market Overview

Erin, Ontario, nestled in Wellington County, is a town that uniquely blends rural charm with urban convenience. This picturesque town, with its vibrant community, scenic landscapes, and growing economic opportunities, is on the rise. As the demand for self-storage facilities escalates in this burgeoning market, Erin emerges as a compelling investment opportunity for potential buyers. Erin is a vibrant and growing community that offers a unique opportunity for investment in the self-storage industry. With its strategic location, supportive economic environment, and rising demand for storage solutions, Erin is poised to benefit from significant residential development in and around the surrounding area which will see demand for self storage increase significantly. Potential buyers can expect a promising return on investment in this picturesque and thriving town.



Economic Landscape

Erin's economy is bolstered by a mix of agriculture, retail, and service industries. The town has experienced steady growth in recent years, thanks to its strategic location near major urban centers such as Toronto and Guelph.

This proximity allows residents to enjoy a rural lifestyle without sacrificing access to the economic opportunities and amenities of larger cities.

Small businesses form the backbone of Erin's economy, supported by an active Chamber of Commerce and various local initiatives aimed at fostering entrepreneurship.

The town's significant investment in infrastructure and community development projects signals a positive outlook for continued economic growth, instilling confidence in potential investors.



Real Estate Market

The real estate market in Erin has shown consistent growth, with increasing demand for both residential and commercial properties.

The appeal of Erin lies in its affordable property prices compared to neighboring urban areas, making it an attractive destination for those looking to invest in real estate.

Residential properties range from charming historic homes to modern new builds, catering to a diverse demographic.

Commercial real estate, including retail spaces, office buildings, and industrial properties, has also seen a surge in demand, driven by the town's growing population and thriving business environment.



Demand for Self-Storage Facilities

The self-storage industry has seen significant growth across North America, and Erin is no exception. Several factors contribute to the increasing demand for self-storage facilities in the area:

- **Population Growth:** As more people move to Erin seeking a balanced lifestyle, the need for additional storage space for personal belongings, seasonal items, and recreational equipment rises.
- **Small Business Support:** The town's growing number of small businesses often require flexible storage solutions for inventory, supplies, and equipment.
- **Residential Trends:** Downsizing, home renovations, and temporary relocations are common trends that drive the need for self-storage among residents.

With thousands of new homes planned to be constructed in and around the surrounding area, Erin is expected to benefit from a significant rise in demand for self storage space.



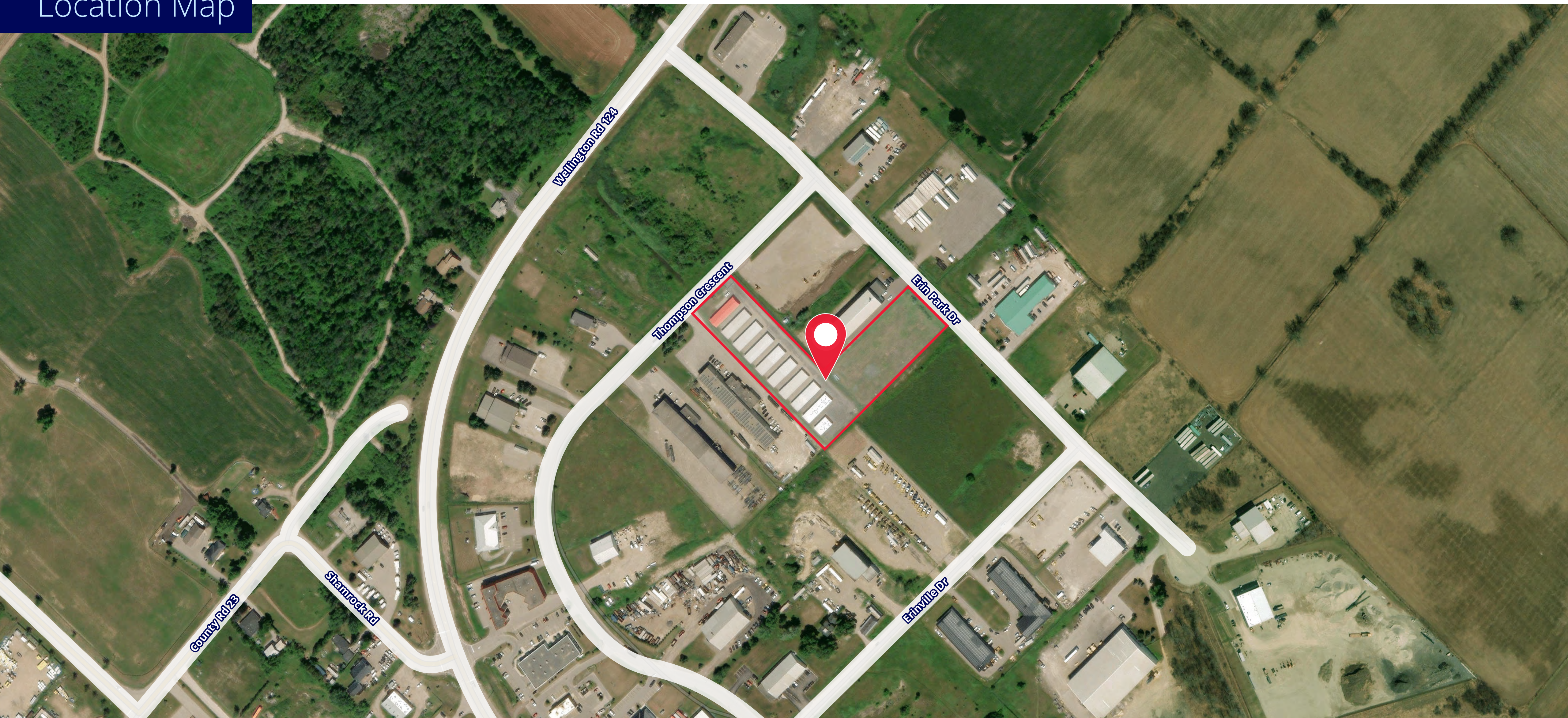
Competitive Advantage

Investing in a self-storage facility in Erin offers several competitive advantages. The town's supportive community, growing economy, and increasing real estate demand create a favorable environment for a successful self-storage business.

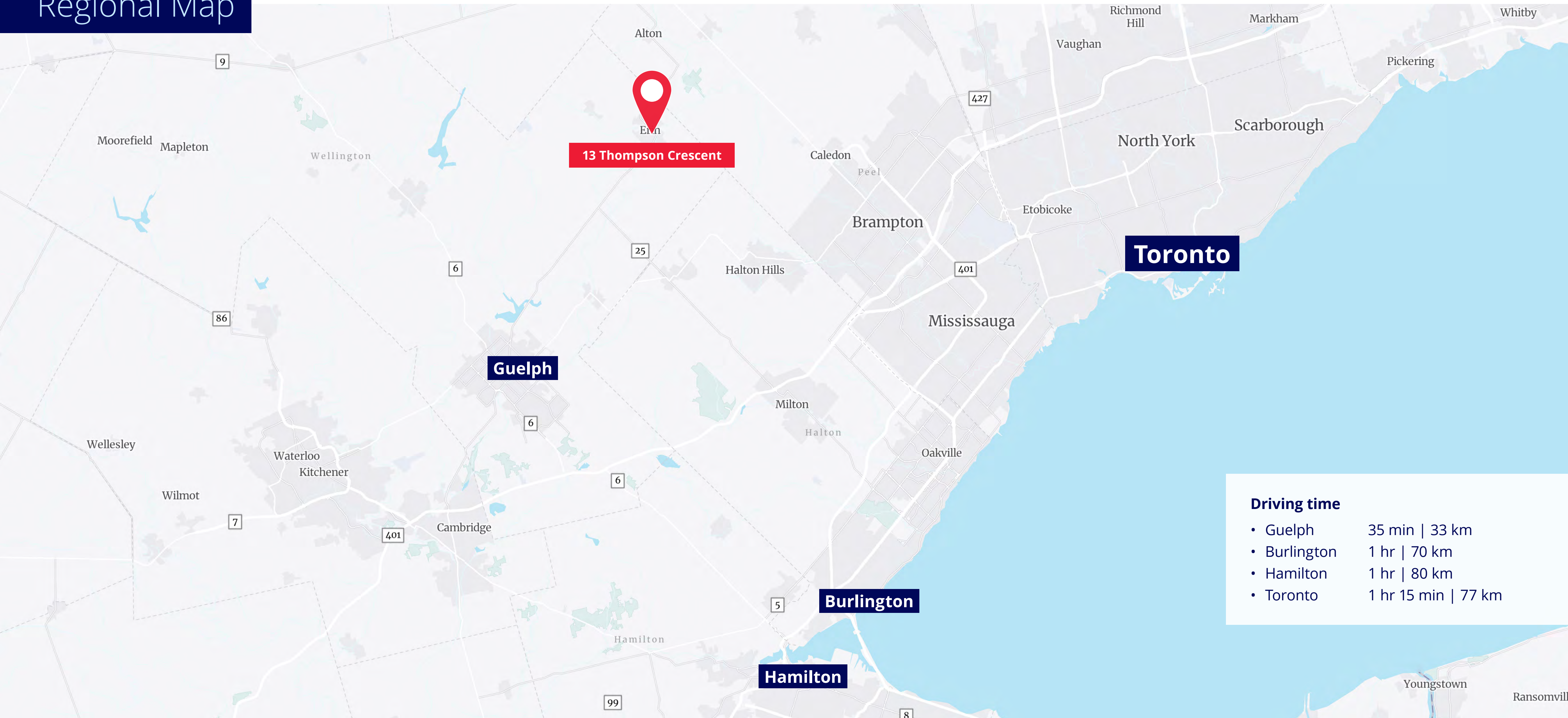
Additionally, the lack of saturation in the local self-storage market presents a unique opportunity for new entrants to capture significant market share.

The subject property is the only self storage facility located in Erin, ON. With demand already exceeding current supply, this facility offers a unique and strong investment opportunity.

Location Map



Regional Map



13 Thompson Crescent

Toronto

Guelph

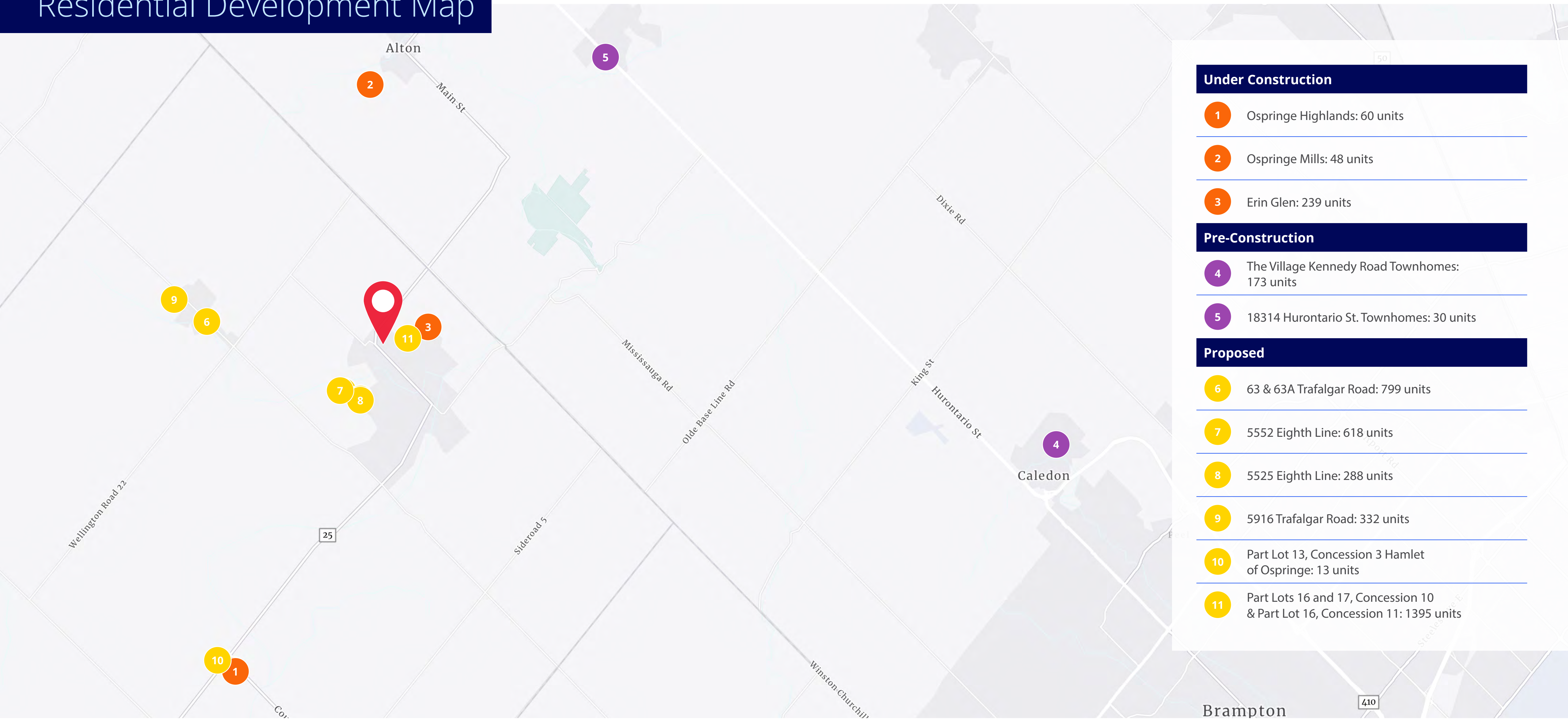
Burlington

Hamilton

Driving time

- Guelph 35 min | 33 km
- Burlington 1 hr | 70 km
- Hamilton 1 hr | 80 km
- Toronto 1 hr 15 min | 77 km

Residential Development Map



Under Construction

- 1 Ospringe Highlands: 60 units
- 2 Ospringe Mills: 48 units
- 3 Erin Glen: 239 units

Pre-Construction

- 4 The Village Kennedy Road Townhomes: 173 units
- 5 18314 Hurontario St. Townhomes: 30 units

Proposed

- 6 63 & 63A Trafalgar Road: 799 units
- 7 5552 Eighth Line: 618 units
- 8 5525 Eighth Line: 288 units
- 9 5916 Trafalgar Road: 332 units
- 10 Part Lot 13, Concession 3 Hamlet of Ospringe: 13 units
- 11 Part Lots 16 and 17, Concession 10 & Part Lot 16, Concession 11: 1395 units

Area Demographics

20km Radius



129,835

Total Population



100,072

Daytime Population



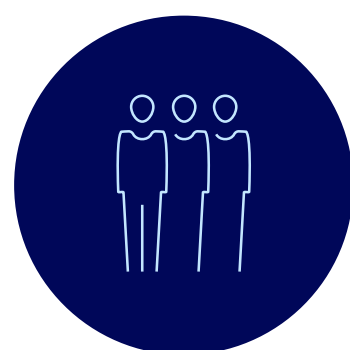
\$154,106

Avg. HH Income



43,891

Total Households



93.3%

Employment Rate



Top 3 Occupations

17.7% Business, Finance and Administration

17.2% Trades, Transportation/ Equipment Operators

15.5% Management

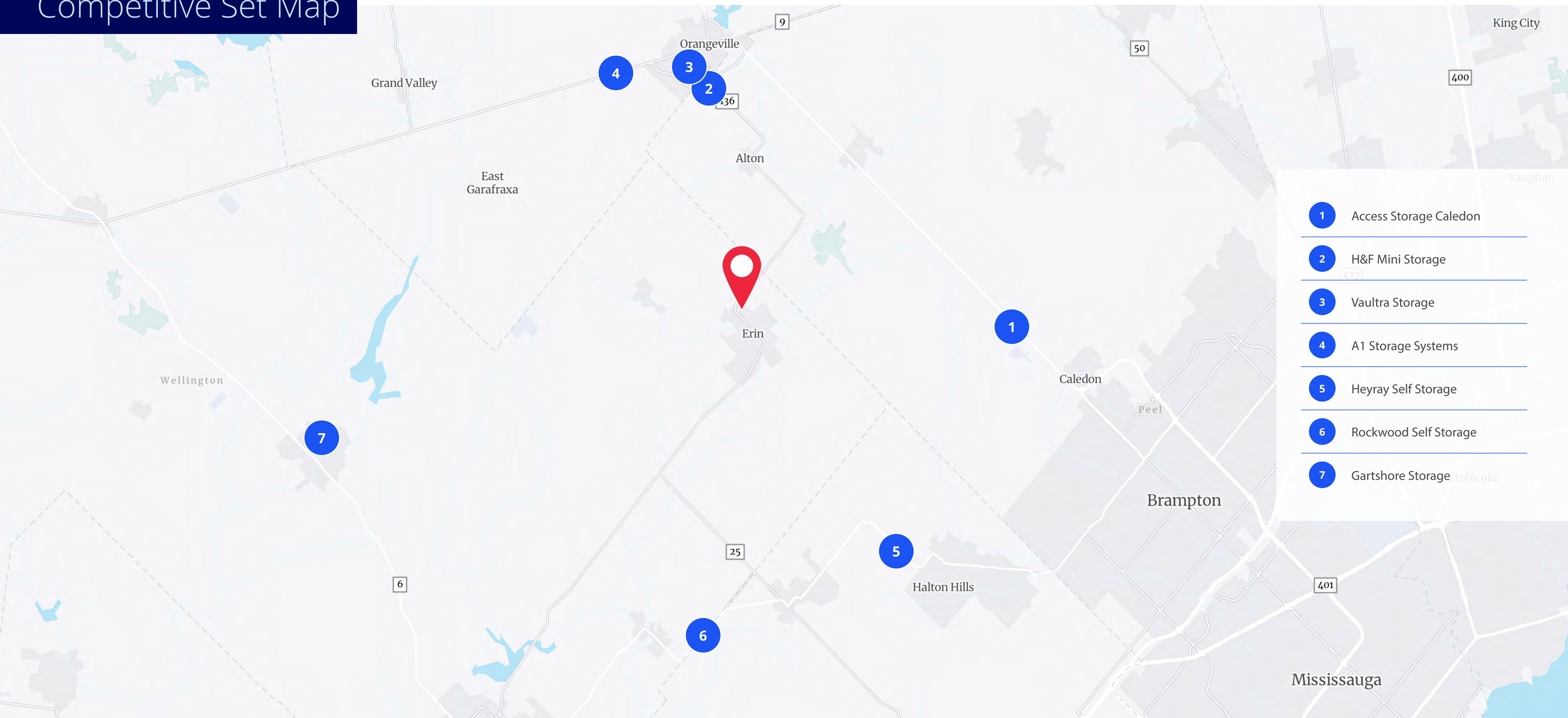


Competitive Set

	ACCESS STORAGE CALEDON	H&F MINI STORAGE	VAULTRA STORAGE	A1 STORAGE SYSTEMS*	HEYRAY SELF STORAGE	ROCKWOOD SELF STORAGE	GARTSHORE STORAGE	AVERAGE	SUBJECT - DOMINION STORAGE	% BELOW MARKET
5x10	\$151.66	\$123.99	\$125.66	\$115.00	\$193.92	\$79.00	\$95.00	\$126.32	\$100.00	-26%
10x10	\$199.33	\$174.99	\$228.58	\$160.00	\$237.25	\$129.00	\$150.00	\$182.74	\$134.00	-36%
15x10	\$268.66	\$279.99	\$316.33	\$249.00		\$159.00	\$195.00	\$244.66	\$156.00	-57%
10x20	\$390.00	\$359.99	\$343.42	\$299.00	\$460.42	\$179.00	\$250.00	\$325.98	\$182.00	-79%
10x30	\$602.33	\$399.99	\$521.08	\$369.00		\$239.00	\$375.00	\$417.73	\$235.00	-78%

*A1 has reduced construction pricing.
Pricing updated as of August 8th, 2024

Competitive Set Map



Unit Mix Summary

UNIT TYPE	DESCRIPTION	SIZE	# OF UNITS	OCCUPIED UNITS	TOTAL AREA	OCCUPIED AREA
5x10	Drive Up	50	40	35	2000	1750
10x10	Drive Up	100	48	44	4800	4400
10x10	Drive Up	100	3	3	300	300
10x12	Drive Up	120	1	1	120	120
15x10	Drive Up	150	58	58	8700	8700
10x18	Drive Up	180	1	1	180	180
20x10	Drive Up	200	44	44	8800	8800
10x20	Drive Up	200	5	5	1000	1000
30x10	Drive Up	300	4	4	1200	1200
10x30	Drive Up	300	3	3	900	900
Total Units / Net Rentable SF			207	198	28000	27350



Contact us for more information

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