



**AVISON  
YOUNG**

# 497 Victoria Road North, Guelph

## 15 Unit Apartment Building

Victoria Rd. N.

**Jonathan Hittner**  
Principal  
416.436.4417  
jonathan.hittner@avisonyoung.com

**Neil Musselwhite**  
Principal  
289.795.4430  
neil.musselwhite@avisonyoung.com

**David Lieberman, MBA**  
Principal  
416.230.0477  
david.lieberman@avisonyoung.com

**Eamonn McConnell**  
Senior Associate  
416.574.4890  
eamonn.mcconnell@avisonyoung.com

**Jonny Shaw**  
Associate  
905.510.7973  
jonny.shaw@avisonyoung.com

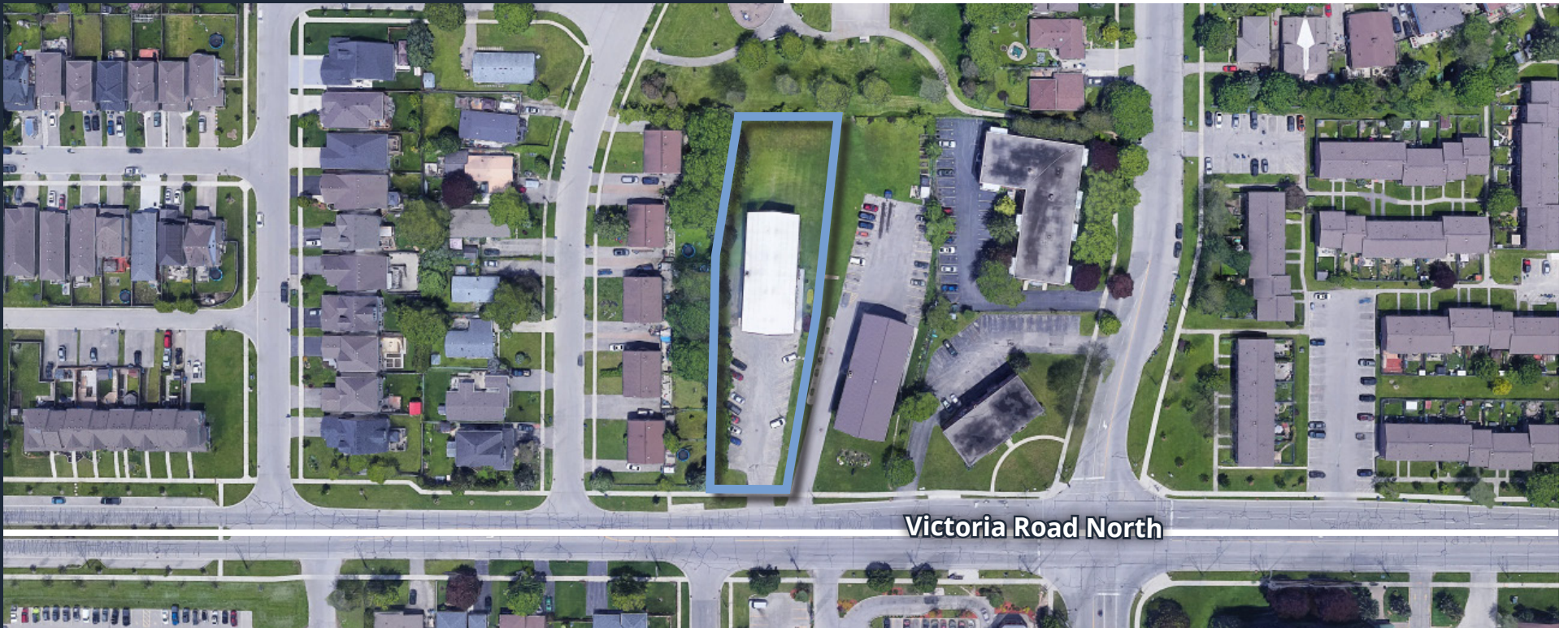
# Property Overview

- Family-sized units, all 3 bedrooms
- Significant value-add opportunity, over 60% rental upside
- Approximately \$200,000 spent in capital expenditures in the past 5 years
- Solid brick and concrete flooring building
- High demand rental area

| Unit Type            | Number of Units | Average Rent   | Market Rent    |
|----------------------|-----------------|----------------|----------------|
| 3 Bedroom            | 15              | \$1,486        | \$2,400        |
| <b>Total/Average</b> | <b>15</b>       | <b>\$1,486</b> | <b>\$2,400</b> |

## Proforma

|                             |                  |
|-----------------------------|------------------|
| Total Revenue               | \$281,215        |
| Total Operating Expenses    | \$113,646        |
| <b>NET OPERATING INCOME</b> | <b>\$167,569</b> |



# For Sale

## 497 Victoria Road North, Guelph

Pricing and offering process

**The Property is being offered for sale, "Unpriced."**

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

**For More Information About this Offering:  
The Multi-Residential Group**

### Jonathan Hittner

Principal  
Multi-Residential Group  
416 436 4417  
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Principal  
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289 795 4430  
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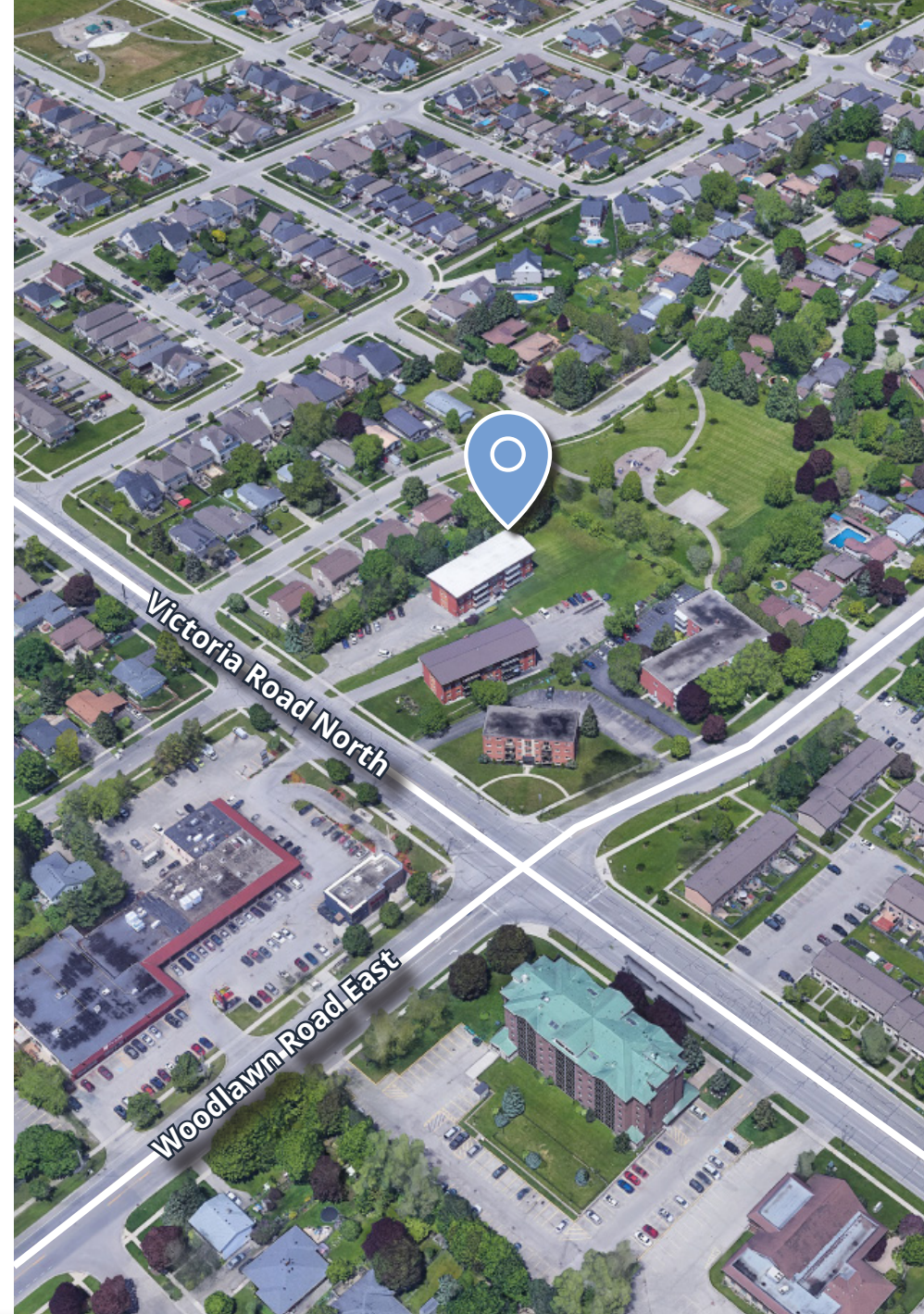
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Multi-Residential Group  
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eamonn.mccConnell@avisonyoung.com

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Associate  
Multi-Residential Group  
905 510 7973  
jonny.shaw@avisonyoung.com



Avison Young Commercial Real Estate Services, LP  
222 Bay Street, Ste. 2500, Toronto, ON M5K 1J5  
Phone: 416.955.0000 Fax: 416.955.0724

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**AVISON  
YOUNG**

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MANAGED  
COMPANIES** Platinum  
member