



CAMPBELL PLACE

4 ROBERT STREET, ARNPRIOR

Well maintained, quality apartments
in a prime location in Arnprior

Fully occupied, highly sought-after rentals



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EXECUTIVE SUMMARY

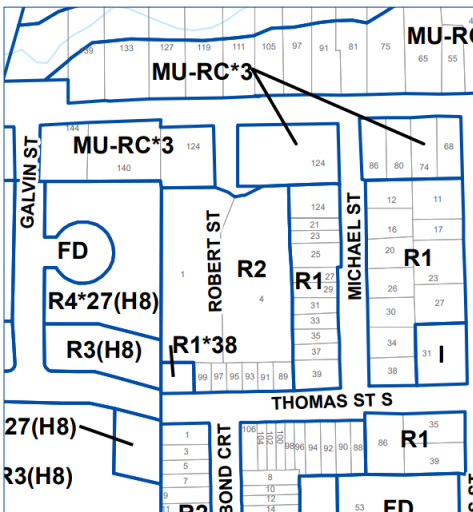
CAMPBELL PLACE is a highly popular, well-located apartment rental property in Arnprior consisting of 34 apartments (1 x studio, 15 x 1 bedroom and 18 x 2 bedroom) on a spacious 1.27 acre lot. Carefully owned and managed by the original builder since it's construction and consistently maintaining a 100% occupancy rate.

PROPERTY HIGHLIGHTS

- Ample living space, all featuring walk-out patios or balconies. Many master bedrooms featuring walk-in closets. Units consistently and tastefully updated on turnovers.
- Highly convenient location, just off Daniel Street, the main artery connecting Highway 417 to the downtown core with tenant's enjoying quick access to both. Tenant's also benefit from living just 400m (6 minute walk) from Arnprior Shopping Centre, the town's main shopping destination, and 500m (7 minute walk) from the Nick Smith Centre, Arnprior's community recreation hub with two ice surfaces and a public swimming pool.



PROPERTY DETAILS



MUNICIPALITY: Town of Arnprior in Renfrew County

NEIGHBOURHOOD: Central Arnprior

UNIT MIX: 34 units:
1 x studio
15 x 1 bedroom 1 bath
18 x 2 bedroom 1 bath

YEAR BUILT: 1982

LAND SIZE: 1.27 acres (approx.)

PARKING: 55 spaces (approx.)

LAUNDRY: 2 x washers, 2 x dryers (coin operated)

STORAGE LOCKERS: 34 Lockers

ZONING: R2 – Residential Two

HEATING: Apartments: Electric Baseboard
Common: Gas-Fired Furnace

ROOF: Shingle

EXTERIOR CLADDING: Brick & Vinyl

VERTICAL ACCESS: One Elevator, Two Stairwells

LEGAL DESCRIPTION: PT LT 3, CON B AS IN R366259;
S/T & T/W R366259 ; TOWN OF ARNPRIOR

PIN: 573160299

OWNERSHIP: JONGAR LIMITED



LOCATION AMENITIES

1 PEAVEY MART



4 SHELL (DANIEL ST. S.)



5 WINNERS CIRCLE PLAZA



6 ARNPRIOR SHOPPING CENTRE



1. PEAVEY MART
 2. VEALE FAMILY DENTAL CENTRE
 3. MCDONALD'S
 4. SHELL (DANIEL ST. S.)
 5. WINNERS CIRCLE PLAZA
No Frills Anchored Shopping Centre
 6. ARNPRIOR SHOPPING CENTRE
Metro Anchored Shopping Centre
 7. REXALL
 8. NICK SMITH CENTRE RECREATION HUB
- HIGHWAY 417
- KANATA (26 MIN)
- DOWNTOWN OTTAWA (40 MIN)
- ARNPRIOR REGIONAL HEALTH (4 MIN)
- DOWNTOWN RENFREW (20 MIN)
- ARNPRIOR AIRPORT (4 MIN)



TOWN OF ARNPRIOR



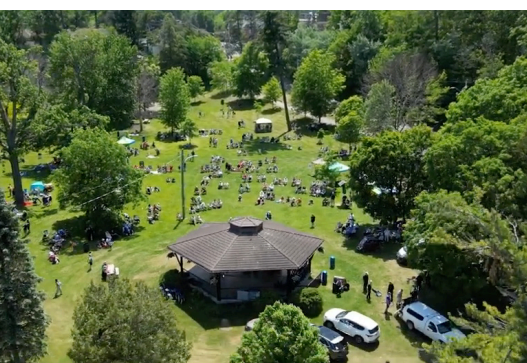
ARNPRIOR, ONTARIO, a growing town just upstream from the nation's capital along the Ottawa River, offers a unique blend of history, economic vibrancy, and natural beauty that captivates both residents and visitors alike. With a rich heritage dating back to the early 19th century, Arnprior has evolved into a thriving community that seamlessly integrates its historical charm with modern amenities.

Economically, Arnprior boasts a diverse and resilient economy. The town has witnessed steady growth, with a focus on manufacturing, technology, and services. With a strategic location near Ottawa, the capital of Canada, Arnprior serves as a hub for industries such as aerospace, automotive, and high-tech manufacturing. The unemployment rate is impressively low, standing at 4.2%, showcasing the town's commitment to fostering a robust job market.

Arnprior is a welcoming community with a population that values both tradition and progress. The town's population of approximately 10,000 is characterized by a balanced age distribution, creating a dynamic and inclusive environment. The community's dedication to education is evident, with a high literacy rate and access to quality schools.

Arnprior's history unfolds through its well-preserved architecture, museums, and landmarks, allowing residents and tourists to step back in time and appreciate the town's journey. Tourism plays a vital role, drawing visitors to explore attractions like the Arnprior and District Museum, the Gillies Grove, and the historic downtown area.

In summary, Arnprior, Ontario, is a vibrant town with a thriving economy, diverse demographics, a rich history, and a tourism appeal that showcases the best of both its past and present. This balance makes Arnprior an attractive destination for those seeking a blend of heritage and modernity.



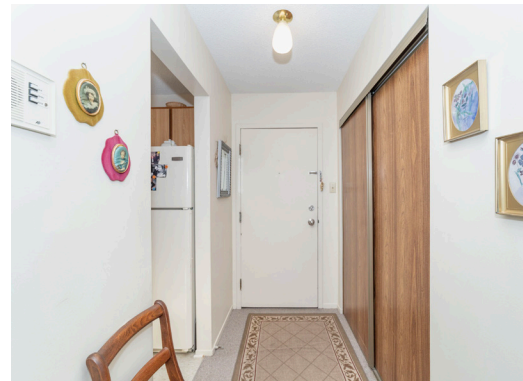
PROPERTY PHOTOS



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PROPERTY PHOTOS



Campbell Place, 4 Robert St.



For more information:

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