

150

BAGOT STREET • GUELPH





Premier 46-unit  
multifamily property  
located in the vibrant  
city of Guelph

## EXECUTIVE SUMMARY

This exceptional multifamily property, located at 150 Bagot Street in the city of Guelph, Ontario, represents a premier investment opportunity. The building consists of 46 spacious units, exclusively featuring two and three-bedroom layouts, which cater to families and professionals seeking comfortable and sizeable living spaces. With a strong Year 1 NOI of \$464,008, this property demonstrates a solid income-generating potential from the outset.

Each unit is separately metered for hydro, a feature that not only promotes energy efficiency but also significantly reduces the overall operating costs for the property owner. The property also includes a range of well-maintained amenities, such as a large, clean lobby, ample parking, and a dedicated laundry room, all of which contribute to the desirability and functionality of the building.

This value-add property offers an impressive 87% average upside potential, making it an ideal choice for investors looking to achieve substantial returns. The opportunity to renovate and modernize unrenovated units further enhances the investment appeal, providing a clear path for value enhancement. Situated in a prime location within Guelph, the property benefits from strong rental demand, excellent accessibility, and a vibrant community atmosphere. With its combination of large units, significant upside potential, and strategic location, this multifamily property is well-positioned to deliver considerable value to its next owner.





## PROPERTY OVERVIEW

<b>Address</b>	150 Bagot Street
<b>Location</b>	Guelph, Ontario
<b>Year Built</b>	1961
<b>Storey</b>	3 Storey Walk-Up
<b>Multi-Family Suites</b>	46 Units
<b>Zoning</b>	R.4A - Residential Apartment
<b>Lot Size</b>	1.65 Acres
<b>Parking Stalls</b>	Large Exterior Lot

## DISTRIBUTION OF UNITS



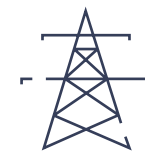
### Unit Type & Unit Count

- 2 Bedroom: 18 units
- 3 Bedroom: 28 units

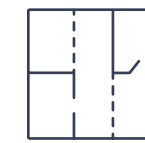
**Total: 46 Units**



Steady income with Year 1 NOI estimated at \$464,008



Units are separately metered for hydro



Desirable suite mix consisting of only two- and three-bedroom units



Walking distance to Willow Road Public School and bus stop across the street



Large storage room on each floor



## BUILDING DESCRIPTION

### Building Overview

150 Bagot Street is a premier 46-unit multifamily property located in the vibrant city of Guelph, Ontario. This well-maintained building features exclusively spacious two and three-bedroom units, catering to families and professionals seeking comfortable and sizeable living spaces. With its prime location and large units, the property offers an excellent value-add opportunity for investors, presenting significant potential for enhancements and increased returns.

### Construction Type

The building is a well-constructed property featuring a contemporary design with white paneling on the exterior. The building showcases large windows that provide abundant natural light to each unit. The clean and modern facade, combined with practical design elements, ensures durability and a pleasing aesthetic for residents and investors alike.



### Roof

The property features a flat roof that is in excellent condition and last redone in 2004. Its current state reflects the property's good upkeep and minimizes the immediate need for any major repairs or replacements.

Premier 46-unit  
multifamily property

### Hallways

The hallways in the property are designed with practicality and durability in mind. Featuring terrazzo flooring, the hallways are not only visually appealing but also renowned for their longevity and ease of maintenance.



### Entrance

The main entrance welcomes residents and guests with a large, clean lobby that sets the tone for the rest of the building. The lobby is bright and inviting, featuring ample natural light, and a designated area for mailboxes.

### Parking

The property offers ample parking for residents, with a well-maintained parking lot conveniently located adjacent to the building. Currently included in the lease agreements, the parking spaces provide added value and convenience for tenants. However, there is potential for a new owner to generate additional revenue by charging separately for parking spaces for new residents.

### Roof

The property features a flat roof that is in excellent condition and last redone in 2004. Its current state reflects the property's good upkeep and minimizes the immediate need for any major repairs or replacements.





## BUILDING DESCRIPTION

### Stairwells

With terrazzo flooring continuing into the stairwells, the same durability and low-maintenance benefits are present, ensuring long-lasting functionality. Large windows in the stairwells allow natural light to fill the space, creating a bright and inviting atmosphere.

### Lighting

The property is illuminated by classic ceiling fixtures throughout, providing consistent and reliable lighting that enhances the building's welcoming ambiance and complements its timeless design.



Large windows in the stairwells allow natural light to fill the space

### Garbage

Residents are responsible for bringing their garbage to the bins located outside in the parking lot. This convenient arrangement ensures that waste is managed efficiently, keeping the living spaces clean and sanitary for all tenants.

### Windows

The property is equipped with large windows that not only enhance the building's exterior aesthetic but also provide abundant natural light to each unit. These windows contribute to a bright and airy living environment, making the spaces feel more open and inviting. The windows were last replaced in 2003.

### Laundry

The property includes a dedicated laundry room equipped with multiple washers and dryers, providing residents with convenient on-site laundry facilities. The room is spacious and well-lit, featuring large windows that allow for ample natural light, creating a pleasant environment for residents to complete their laundry.

Multiple washers and dryers



### Washrooms

The washrooms in the property are basic and functional, featuring a neutral design.

### Unit Finishes

Most of the units are unrenovated, presenting a significant value-add opportunity for potential investors. In the units that have been renovated, new kitchens and bathrooms have been added, enhancing the overall appeal and functionality. These upgrades include modern fixtures and finishes, providing a glimpse of the property's potential with further improvements.





## BUILDING DESCRIPTION

### Electrical

The property is equipped with a reliable electrical system, ensuring consistent power supply to all units and common areas. Each unit is sub-metered, so tenants pay for their own hydro, which promotes energy efficiency and reduces overall operating costs for the property.

### Plumbing

The plumbing system ensures reliable water supply and drainage throughout the building.

### Heating

The property is heated using a reliable radiator system that ensures consistent and comfortable temperatures throughout the building. The boiler was last replaced in 2018.



The boiler was last replaced in 2018





## GUELPH ONTARIO

Located in the vibrant and historic city of Guelph, Ontario, this property offers a unique blend of cultural richness, community spirit, and modern amenities. Guelph is known for its strong sense of community, picturesque landscapes, and thriving economy, making it an attractive destination for families, professionals, and investors alike.

The city's dynamic social scene caters to a wide range of interests. Guelph is renowned for its craft beverage industry, with a variety of local wineries and breweries offering unique, artisanal experiences. For families, the city provides an abundance of recreational activities, including parks, hiking trails, community centers, and water attractions, ensuring there is something for everyone.

Guelph's economy is robust and diversified, with key sectors such as education, manufacturing, and technology driving growth. The presence of the University of Guelph, a leading educational institution, adds to the city's appeal, attracting students, academics, and professionals. The city's strategic location, with easy access to major highways and public transit, enhances its connectivity and appeal for businesses and residents.

Investing in property in Guelph means becoming part of a growing and vibrant community. The city's ongoing development projects, coupled with its historical charm and modern amenities, ensure sustained interest and demand.

Guelph, Ontario offers a  
unique blend of cultural  
richness, community spirit,  
and modern amenities





# GUELPH DEMOGRAPHICS



Population

112,645



Average Household Income

\$114,951



Median Age

38.7



Employment Rate

92.8%



Source: Colliers | Hydra Database, 2022. Data reflects demographics within 5 km radius of property.



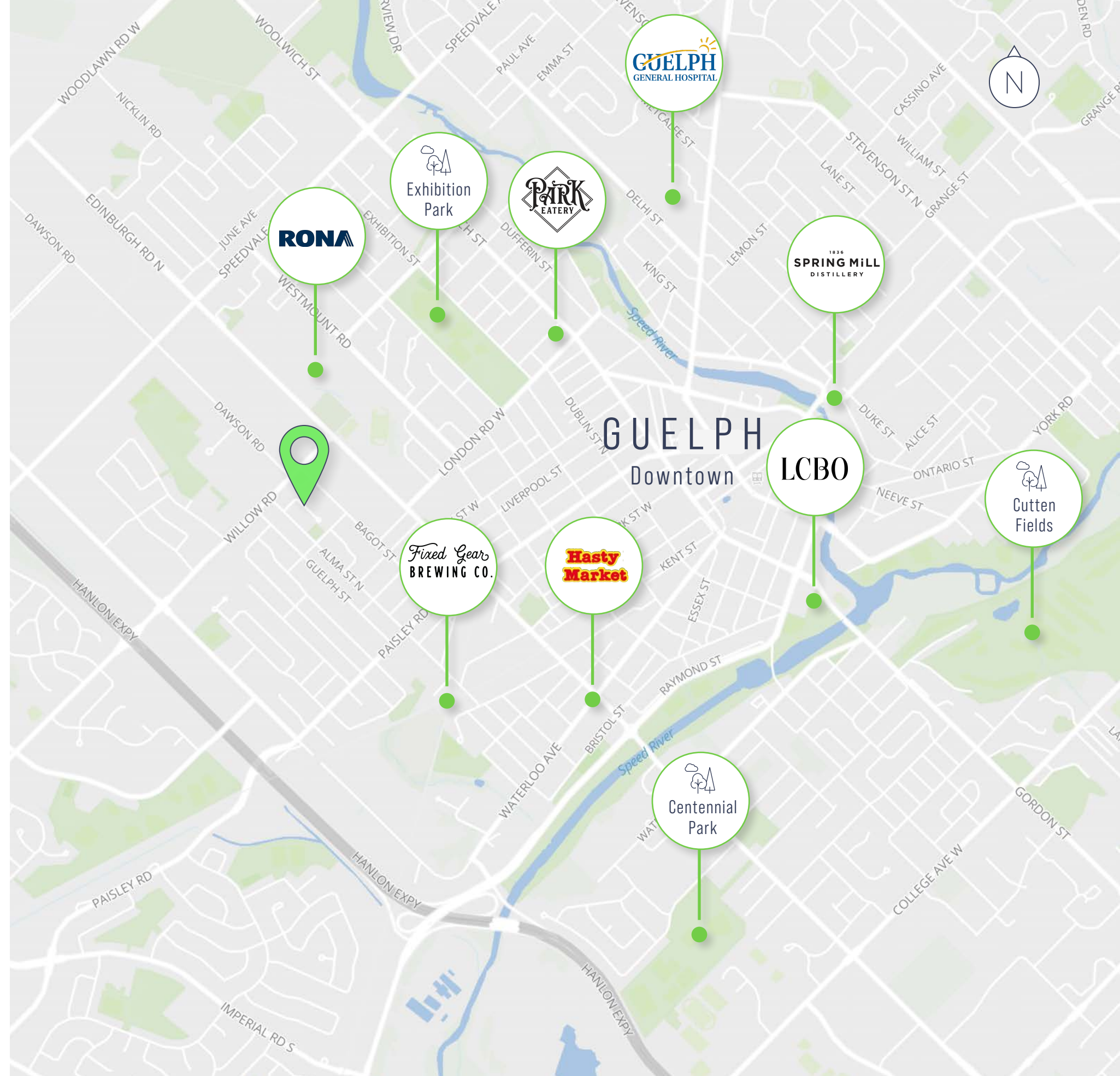


## AMENITIES

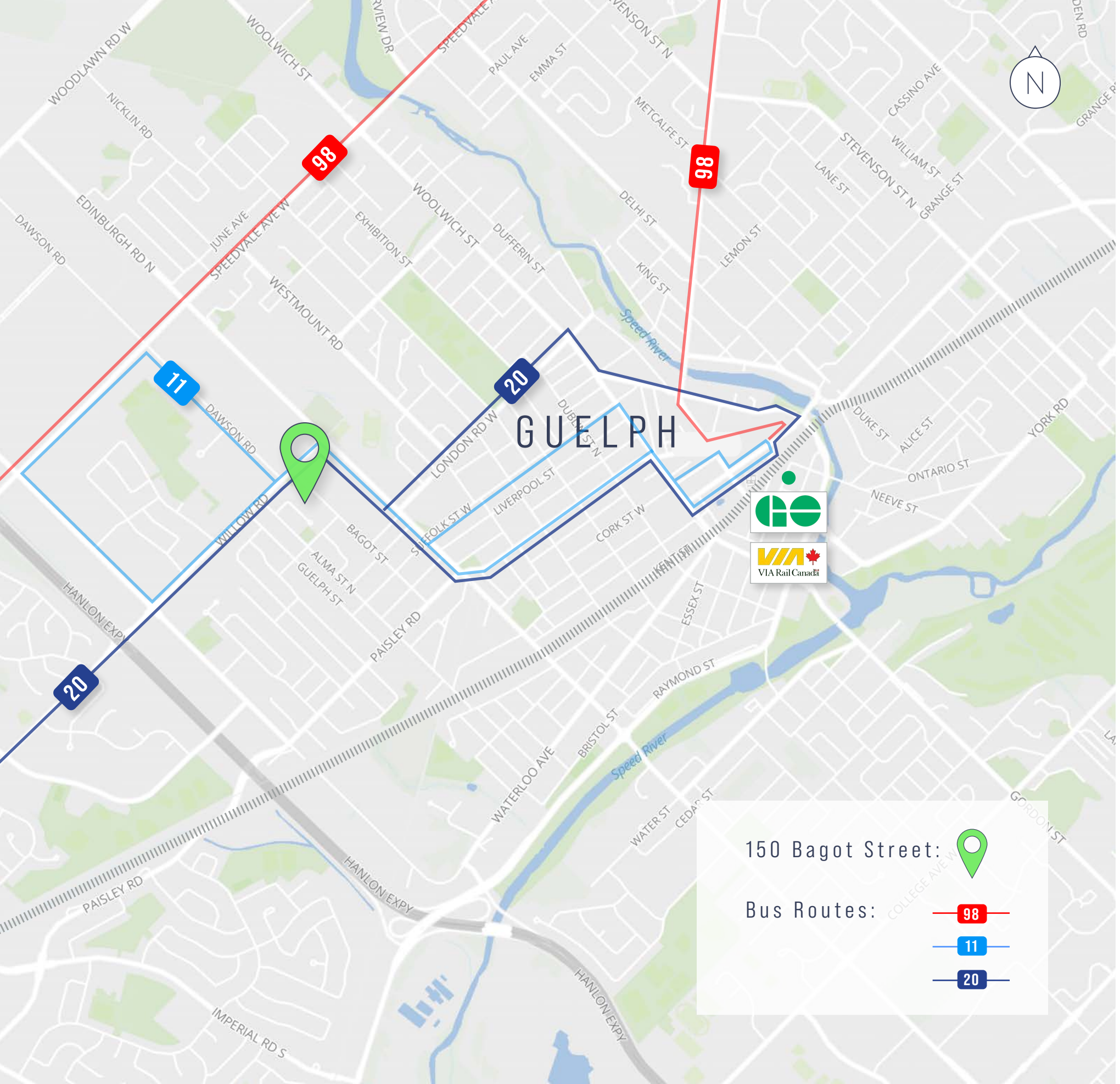
Located within a short 5-minute drive (2.2 km) from the Downtown core, 150 Bagot Street is encircled by an array of amenities fitted to supported effortless lifestyles. This includes more than 25 restaurants, cafes, and bars, 15 grocery stores, and 5 banks, within just a 5 km radius. Beyond the location's urban conveniences, it reveals itself as a haven of nearby parks and scenic hiking trails. Several nearby recreational centres, namely the Guelph Farmers' Market, the West End Community Centre, and the Guelph Galaxy Cinemas, also reinforce community spirit.



150 Bagot Street







## TRANSPORTATION

Accessibility proves to be key through the site's seamless connection to existing Guelph Transit bus routes, as well as the City of Guelph's imminent opening of Route 98 Speedvale according to their 10-year Transit Future-Ready Action Plan. Bordered by major roads including Highway 6, Woodlawn Road West, and Wellington Street West, convenience defines its locale.

**Drive times to major transit modes:**

- \_\_\_\_\_
- Guelph Central Station (GO Transit & VIA Rail) | 7 min
- \_\_\_\_\_
- Highway 6 | 2 min
- \_\_\_\_\_
- Woodlawn Road West | 6 min
- \_\_\_\_\_
- Wellington Street West | 4 min
- \_\_\_\_\_
- Region of Waterloo International Airport | 25 min
- \_\_\_\_\_

A locale suited for minimum effort and maximum comforts





# BAGOT STREET

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