

# Investment property for sale



## 12 Oakdale Avenue, St. Catharines, Ontario

Fully leased residential income producing investment property sitting on 0.201 acres. Located minutes away from the Pen Centre, Highway 406, public transit stops and additional student rental housing.

### Get more information

#### **Eva Destunis\***

Sales Representative, Principal  
+1 226 905 968 8006  
eva.destunis@avisonyoung.com

#### **John Bar**

Sales Representative, Principal  
+1 226 366 9080  
john.bar@avisonyoung.com

#### **Ryan Hood\*, SIOR**

Sales Representative, Principal  
+1 905 968 8007  
ryan.hood@avisonyoung.com



INVESTMENT PROPERTY FOR SALE

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This property features a fully leased building offering an income producing investment opportunity. Building one is a 1.5-story structure comprising four fully leased units, providing immediate income stability.

Building 2 previously housed additional rental units and presents excellent potential for redevelopment or demolition to suit your vision.

Situated in a well-established neighborhood known for a mix of university student rentals and long-term residents, the property benefits from strong rental demand and community appeal. Its prime location offers convenient access to multiple public transit stops within walking distance and provides easy, direct connectivity to Highway 406.

Yearly taxes (2025)

**\$6,577.64**

Asking price

**\$1,200,000**

**2,810 sf**

Total building area

**0.201**

Total acres

**66 feet**

Frontage along Oakdale

**R2**

Residential zoning

**Five**

Parking spots onsite

**#304 & #404**

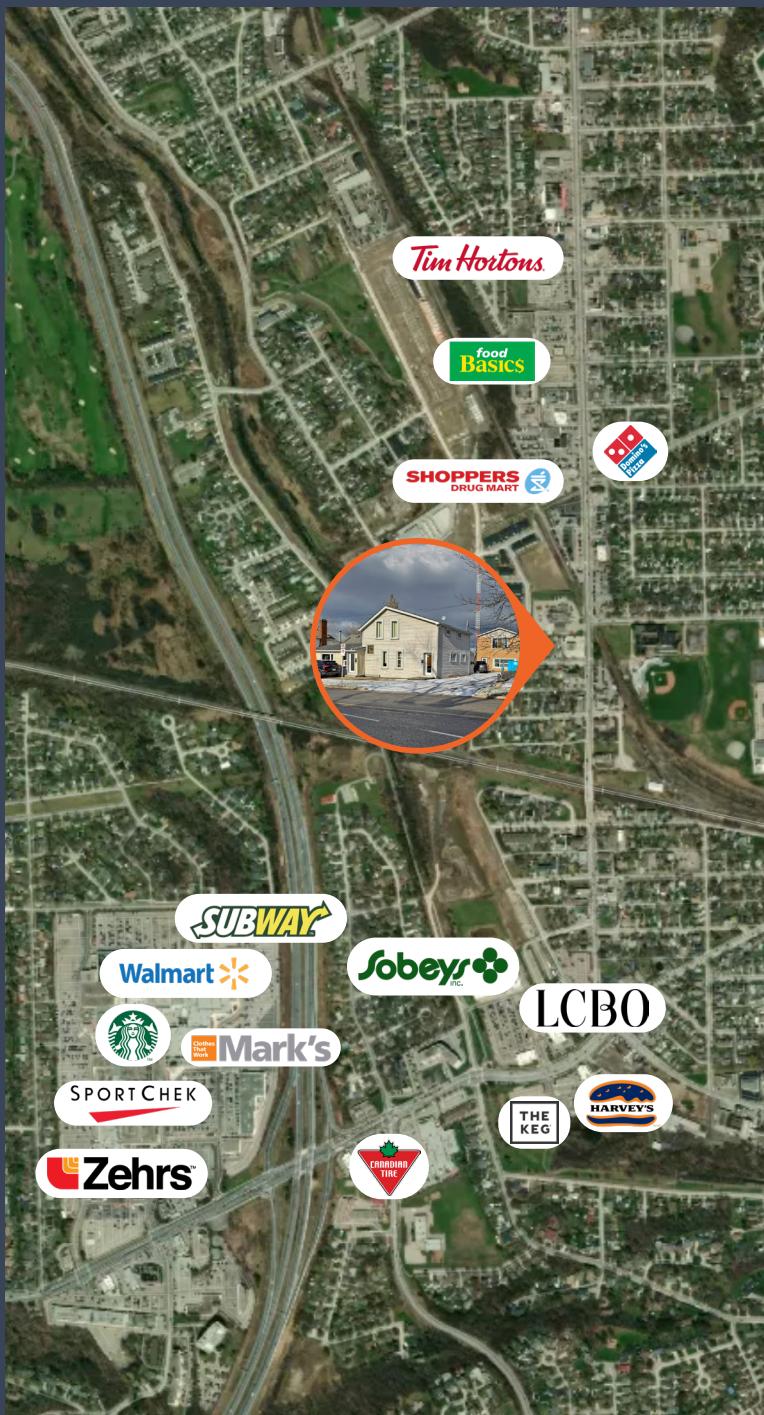
Closest bus stop



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## Amenities within walking distance



### Walk times

Dairy Queen	>1 min
George Taylor Field	3 min
Merritton Centennial Arena & Community Centre	9 min
Shoppers Drug Mart	5 min
Ferndale Public School	13 min
SmartCentres Hartzel Plaza	8 min
Sobeys Glendale	12 min
Pen Centre Mall	24 min



## Demographics within 5km radius

**113,745**

Population

**40.5**

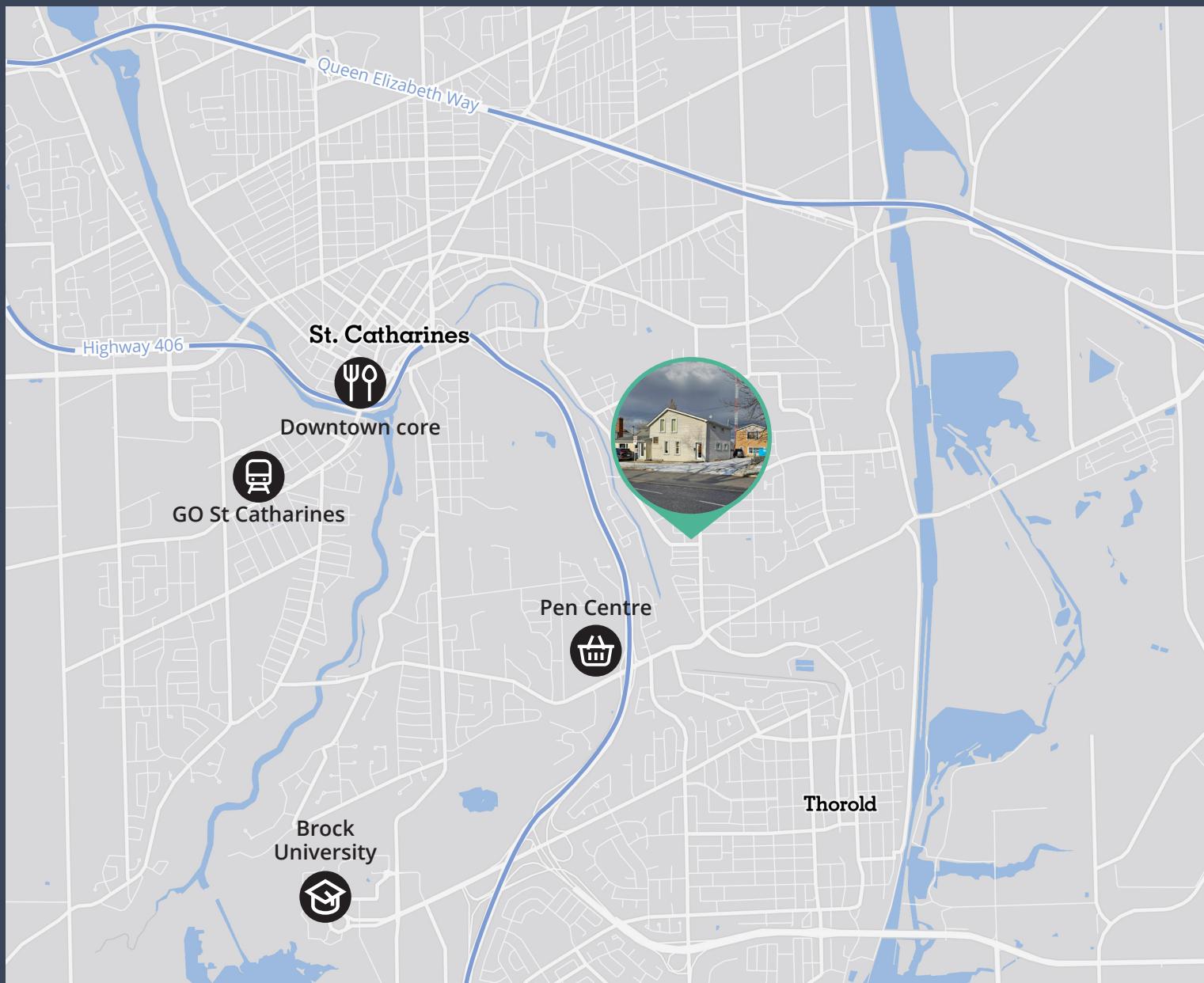
Median age

**2.3**

Avg. hstd size

**\$54,624**

Median income



## Get more information

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Sales Representative, Principal  
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\*Senior Vice President

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Sales Representative, Principal  
+1 226 366 9080  
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**Avison Young Commercial Real Estate Services, LP, Brokerage**  
231 Shearson Crescent, Suite 102, Cambridge ON N1T 1J5  
T +1 226 366 9090 F +1 866 541 9755  
avisonyoung.ca

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