

**AVISON
YOUNG**

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

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Platinum member

*Senior Vice President

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

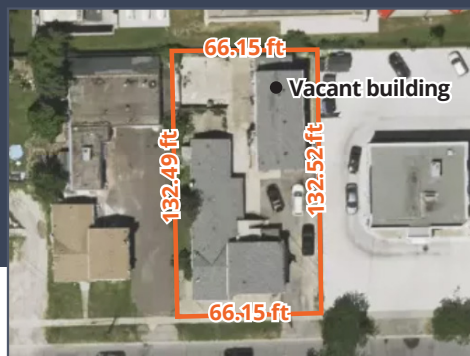
Residential zoning

Five

Parking spots onsite

#304 & #404

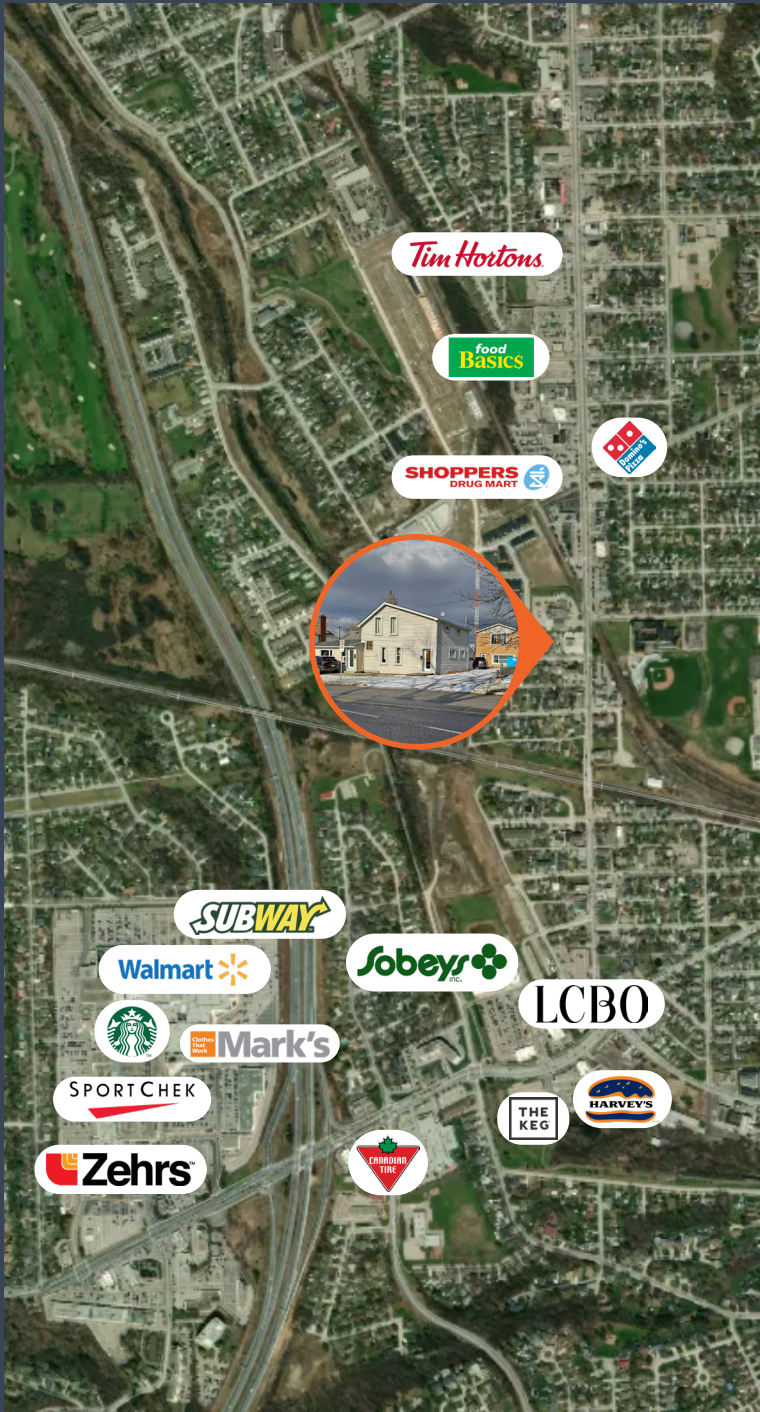
Closest bus stop



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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

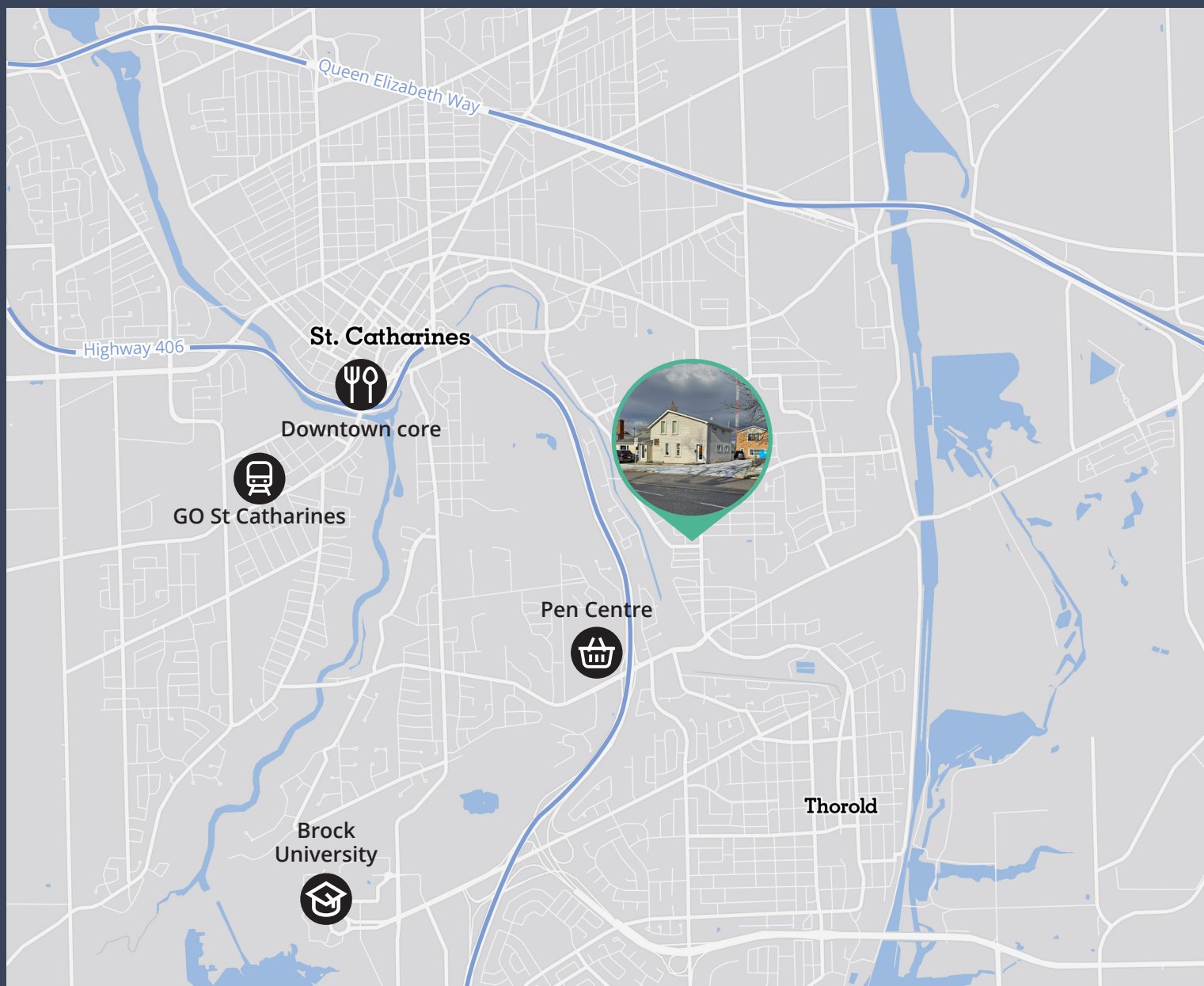
Median age

2.3

Avg. hslid size

\$54,624

Median income

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