

FOR SALE

820-852

Alice Street

WOODSTOCK, ON

Multi-family Investment Opportunity

Alexander Silver*

Associate Vice President

905 334 9417

alexander.silver@colliers.com

Tut Ruach

Broker

647 798 0994

tut.ruach@colliers.com

Steven Fontes

Sales Representative

416 775 3712

steven.fontes@colliers.com

Colliers

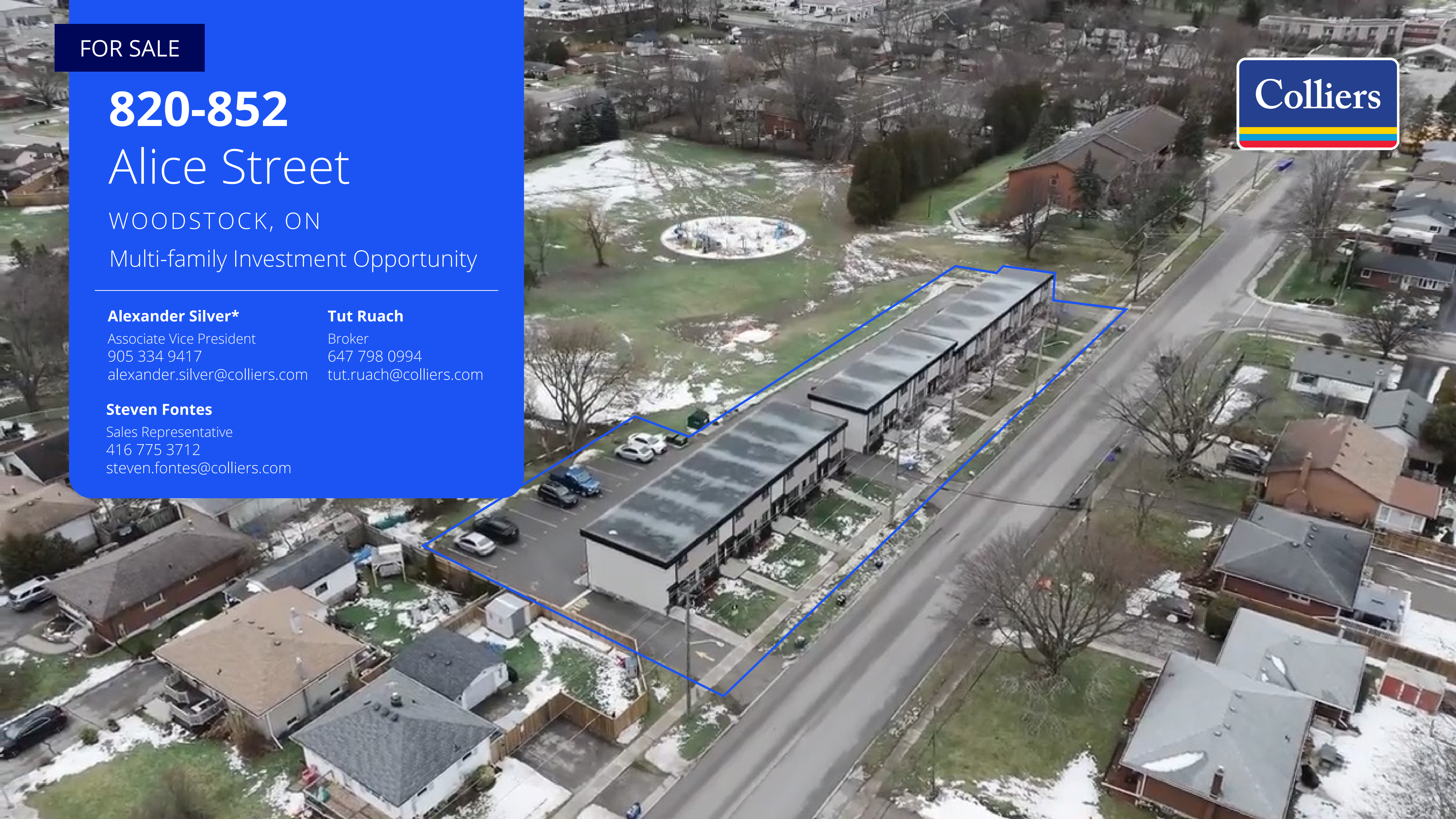


Table of contents

The Offering	03
Property Overview	04
Location Overview	06
Offering Guidelines	08



The Offering

Colliers (the “Agent”) has been retained by 1000641111 Ontario Inc (the “Vendor”) as exclusive agent to arrange for the offering and sale of a 100% freehold interest in a multifamily residential building municipally described as 820-852 Alice Street, Woodstock, Ontario, N4S 2J3 (the “Property”).

In Woodstock, Ontario, the Property is situated east of Norwich Avenue and on the south side of Alice Street. The Property is comprised of two multifamily ‘blocks’. Block A comprising ten (10) townhouses next to Block B with seven (7) townhouses, with both blocks fronting on Alice Street. In Block A, 820 Alice Street and 838 Units are 1,348 SF (both end units), while 822, 824, 826, 828, 830, 832, 834, and 836 Alice Street are measured at 1,420 SF. Block A is laid out slightly differently than the seven unit block and is wider, but not as deep. Block B; 840, 842, 844, 846, 848, 850, 852 is measured at 1,400 SF. Each unit has a finished recreation room in the basement and a utility/laundry room.



Property Description

820-852 Alice Street, Woodstock

Each unit has a kitchen, with a dishwasher, and living room on the ground floor. On the second floor there are two bedrooms and a 4-piece bathroom. The basements are finished with a recreation room and a laundry/utility room. All units were converted to condo status in 2013 and are separately metered for water, gas, and hydro.

Exterior renovations include:

- Exterior of building refinished
- Tar and gravel roof completely replaced
- Newly paved parking lot

Interior renovations include:

- New furnaces, new walls, floors, ceilings, and interior doors
- Cabinetry on first and second floors
- New light fixtures



Property Details

Civic Address	820-852 Alice Street, Woodstock, ON N4S 2J3
Legal Description	Units 1 through 17: Level 1, Oxford Standard Condominium Plan No. 109 and its appurtenant interest subject to easements as set out in Schedule A as in CO111741 City of Woodstock, County of Oxford
Year Built	1965
Property Renovated	2019
Property Type	Residential - Townhouse Complex
Site Area	0.67 acres
Building Area	23,855 SF
Rental Units	17
Roof	Replaced in 2019
Parking	<ul style="list-style-type: none">• Newly paved surface parking lot• 17 residential spots• 26 visitor spots
Zoning	Residential Zone 3 (R3)
Financing	Free & clear
Year 1 Proforma NOI	\$311,928
Asking Price	\$5,970,000

Photo Gallery

820-852 Alice Street

View Virtual Tour 



Location Overview

Woodstock advertises itself as the friendly city and is referred to as the Canadian Dairy Capital. The Woodstock Museum and Art Gallery is one of many historic structures in the downtown area.

A little town with a long history is Woodstock. It is about a one and a half-hour drive from the Greater Toronto Region in southwest Ontario. Although it is a smaller town, it nonetheless has a sizable manufacturing sector and a charming downtown area with old buildings. At Woodstock, which is a farming community, you can always get fresh produce. There are lots of entertainment opportunities available to Woodstock residents. Downtown offers a wide range of dining alternatives, including the typical casual restaurant that provides wonderful ethnic cuisine, a pizza oven, and a selection of regional brews.



Transportation



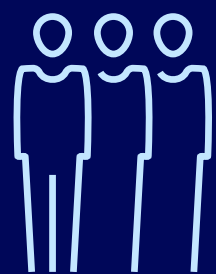
- Highway 401 borders the southern portion of the City, and is Ontario's major service highway extending from Windsor to Quebec.
- Highway 403 commences just east of the City, and is a major highway joining Woodstock to the Metropolitan Area of Hamilton.
- Canadian National Railway and Canadian Pacific Railway provide freight rail services for the City.
- Via Rail provides passenger rail access.
- The City is approximately 130 kilometers from Toronto Pearson International Airport.

Education



- Woodstock has numerous public, catholic, private and secondary schools and is home to the Woodstock Campus for Fanshawe College.
- 48.5% of the workforce has completed some form of postsecondary education, ranging from Trade Schools, to Colleges, to University Degrees.
- The city also supports lifelong learning and skills development through community programs and partnership with local organizations, making education accessible for all.

Employment



- Woodstock has approximately 151 industrial companies; Toyota being the largest employer with approximately 3,000 employees.
- The city has established a growing prominence as an important regional retail and service centre, due to its strategic location in the province.
- The automotive industry is one of the major industrial employment sectors, comprising 32% of the total industrial employment base in the city.
- Miscellaneous industries are the second major industrial employment sector, and consist of 25% of the city's industrial employment base.

Location Overview

The property is located near Highway 401, making it convenient for commuters traveling east or west, as well as for people making trips to nearby cities like London, Toronto, or Kitchener. The surrounding area is bustling with nearby amenities including schools, parks, shopping centers, and restaurants. Being near downtown Woodstock also means you're close to local businesses, healthcare facilities, and recreational opportunities.

- Restaurants & Cafes

1. Subway

2. Pub At Norwich Ave

3. Domino's Pizza

4. Pita Pit

5. Church's Texas Chicken

6. Guac Mexi Grill

7. Harvey's

8. Boston Pizza

9. Swiss Chalet

10. Montana's BBQ & Bar

11. Kelseys Roadhouse

12. McDonald's

13. Starbucks

14. East Side Mario's

15. Burger King

16. Osmow's Shawarma

17. Tim Hortons

18. Finkle Street Tap & Grill

19. Crabby Joe's Bar Grill

20. Chuck's Roadhouse Bar & Grill

21. Pizza Pizza

22. Dairy Queen

23. barBURRITO

24. Little Caesars Pizza

25. Charles Dickens Pub

26. A&W Canada

27. Wendy's
- Stores

1. Sport Chek

2. Dollarama

3. PetSmart

4. Winners

5. Canadian Tire

6. Staples

7. Walmart

8. Leon's Furniture

9. Shoppers Drug Mart

10. Beer Store

11. The Home Depot

12. Giant Tiger

13. Mark's

14. LCBO
- Grocery

1. Woodstock Grocers

2. NOFRILLS Woodstock

3. Foodland - Woodstock

4. Food Basics

5. Zehrs
- Services

1. Esso

2. Shell

3. RBC

4. Scotiabank

5. TD Canada Trust

6. Woodstock Dental Centre

7. First Choice Haircutters
- Entertainment/Leisure

1. Gallery Cinemas

2. Theatre Woodstock

3. Gateway Casinos Woodstock

4. Goodlife Fitness

5. Fit4less
- Schools

1. Eastdale Public School

2. Oliver Stephens Public School

3. College Avenue Secondary School

4. Fanshawe College
- Libraries/Rec Centres

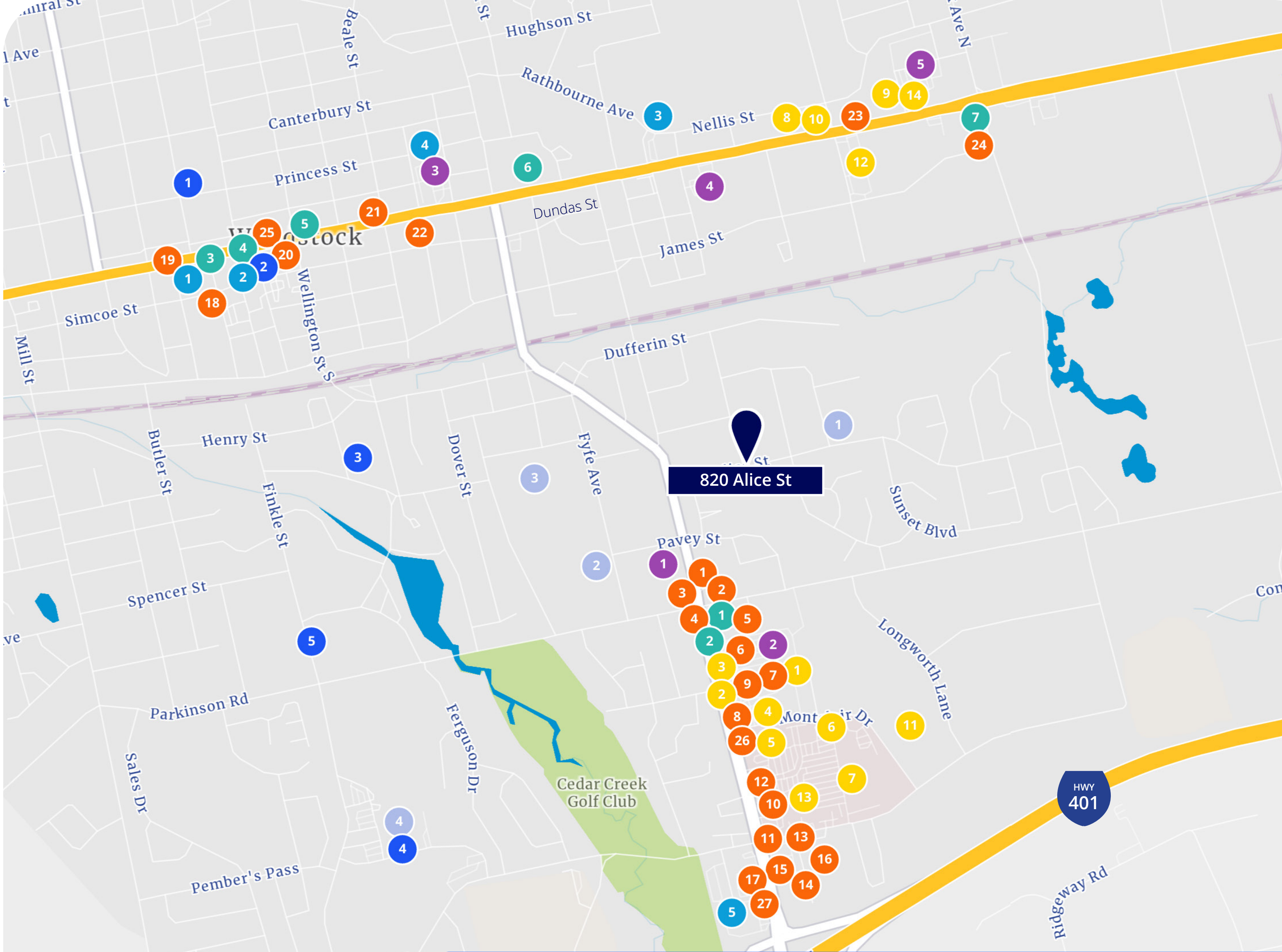
1. Woodstock Public Library


2. Oxford County Library

3. South Gate Rec Centre

4. Reeves Community Complex


5. Southside Aquatic Centre





Current Population

50,430




Median Age

40.8




Median Household Income

\$82,000



Unemployment Rate

12.1%



Rental Households

41%

7

Offering Guidelines

820-852 Alice Street, Woodstock

1000641111 Ontario Inc (the “Vendor”) has retained Colliers (the “Agent or Advisor”) on an exclusive basis to offer for sale the Property located at 820-852 Alice Street, Woodstock Ontario (the “Property”). The Vendor invites interested parties to submit an offer to purchase The Property via a purchasers letter of intent (the “LOI”) to the Advisor.

The Vendor may elect to negotiate with a single purchaser or select a short-list of purchasers. If/when the Vendor selects a short-list of purchasers, each will be asked to re-submit on the Vendor’s standardized agreement of purchase and sale (the “APS”). The purchaser with the most attractive overall terms (based on the Vendor’s sole discretion) will be selected to negotiate a binding APS. Purchasers are encouraged to complete as much pre-offer due diligence on The Property as possible based on information provided.

Data Room Material

A data room has been set up for this transaction and prospective purchasers are strongly encouraged to access this data room in order to make their offers as unconditional as possible. Information

contained in the data room shall include, but is not limited to the following:

- Building & land
- Income & Tenant Information
- Expenses
- Valuation
- Property Management
- Litigation

Colliers has made all data room material available via ShareFile. Access shall be restricted to those who have executed a confidentiality agreement.

Please sign and return a copy of the Confidentiality Agreement included in the button below.

Confidentiality Agreement

OR

Please print the confidentiality agreement, complete, sign and scan an email copy to the Advisor.

Offering Guidelines

An offer should outline the terms for the purchase of The Property and should include, at a minimum, the following information and items:

1. Purchase price;
2. Name of the ultimate beneficial owners of the Purchaser, including their respective percentage interests;
3. Evidence of the Purchaser’s financial ability to complete the transaction;
4. Confirmation that The Property will be purchased on an “as is, where is” basis;
5. Terms and conditions of closing including a schedule of timing and events to complete the transaction; and
6. An address, email address and fax number for the delivery of notices to the Purchaser.

The Vendor reserves the right to remove The Property from the market and to alter the offering process described above and timing thereof, at its sole discretion.

Offers should be directed to:

Alexander Silver
alexander.silver@colliers.com

Tut Ruach
tut.ruach@colliers.com

Steven Fontes
steven.fontes@colliers.com

Review of Offers

Offers to purchase will be evaluated based upon the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the timelines and proposed closing conditions. The Vendor is not obligated to accept any offer and reserves the right to reject any or all offers received.

Disclaimer

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025 Colliers Macaulay Nicolls Inc., Brokerage.





820-852 Alice Street

WOODSTOCK, ON

Alexander Silver*

Associate Vice President

905 334 9417

alexander.silver@colliers.com

Tut Ruach

Broker

647 798 0994

tut.ruach@colliers.com

Steven Fontes

Sales Representative

416 775 3712

steven.fontes@colliers.com

collierscanada.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage.



Accelerating success.