



Capri Apartments

20 BRADMON DRIVE, ST CATHARINES

FOR SALE

79 Apartment Suites
St. Catharines, Ontario

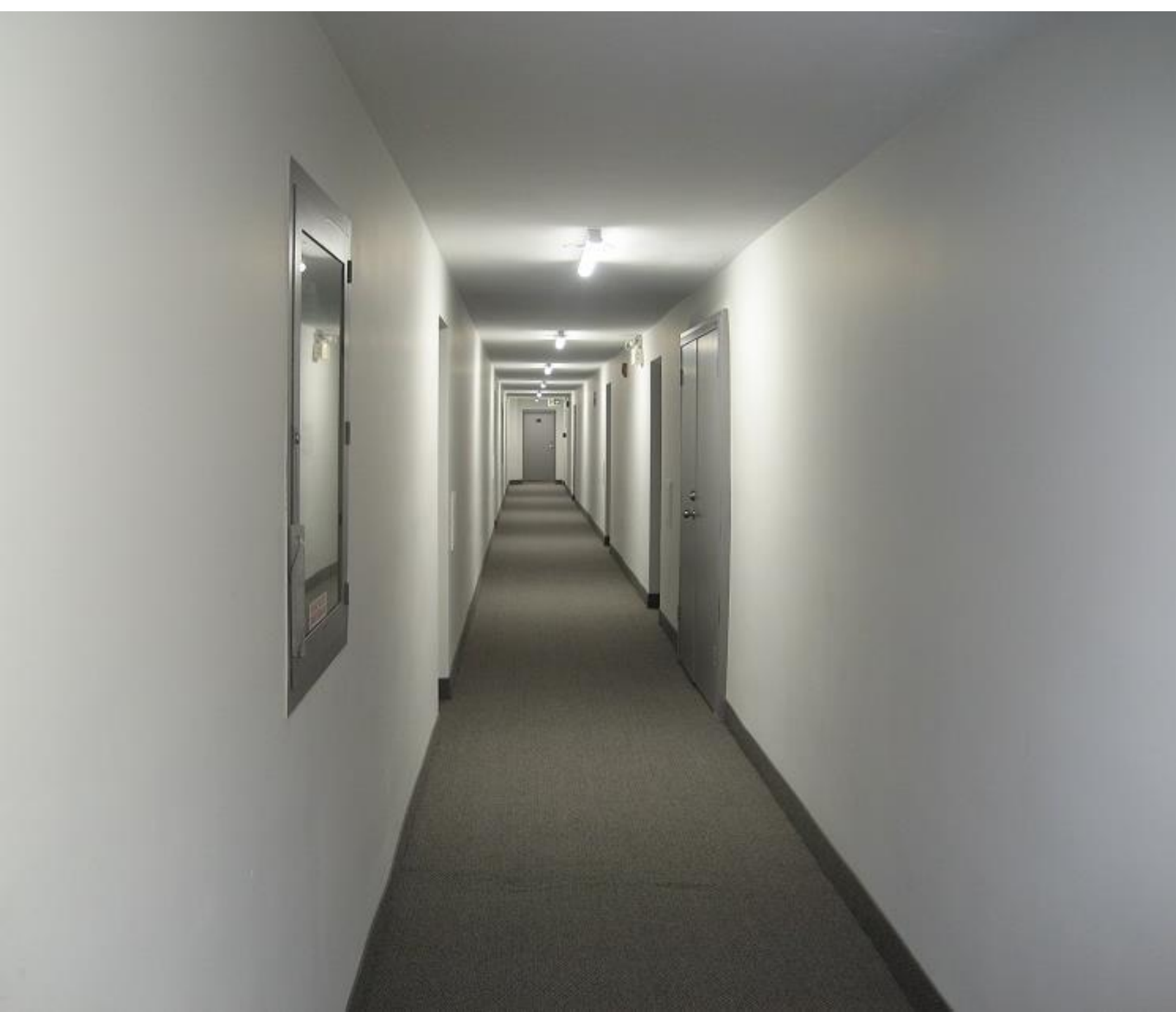
COMING SOON.....

Key Highlights

- Well located in north central St. Catharines – close to the Lake
- One concrete mid rise storey building on a 1.6 acre site
- Built in the 1960's and updated over time
- 79 suites – **large suites** – 60% two bedroom – rest one beds
- **70% of the suites have been renovated** in the last 5 years to various levels
- FAG heating / most tenants pay own hydro
- Potential to **add two suites** in the building right now
- **Collected rents are below market** – even those renovated have upside today
- Roof top cell phone income in place
- **Over \$1.5MM recent spent – balconies, garage, windows, doors, hallways, common areas, boilers, roof top HVAC, upgraded hydro**
- **Potential for Above Guideline Increase** here due to the work done
- +/- \$11.9MM **financing in place** at 3.47% due in 2029









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