

PARK PLACE

LUXURY RENTALS



For Sale

550 & 570 Park Avenue West
Chatham, Ontario



BRINGING LUXURY TO YOU!

Park Place Luxury Rentals, located at 550 & 570 Park Avenue West, represents an exceptional opportunity to acquire a newly built multi-residential property in Chatham, Ontario.

Rising along Park Avenue West, this newly built multi-residential property offers something Chatham has never seen before: well-designed, open-concept rental suites with upscale finishes in a city where quality rental options have long been in short supply. Here, every detail is considered, from thoughtfully designed layouts to modern conveniences, creating an effortless, maintenance-free lifestyle that allows you to focus on the more enjoyable details of life.

Beyond the walls of Park Place, Chatham itself is experiencing a quiet resurgence. Long known for its deep agricultural roots and thriving manufacturing sector, the city has started drawing attention to something else - its quality of life. The cost of living remains affordable, local shops and restaurants are gaining traction, and cultural events like the Chatham-Kent Bluegrass Festival and The Western Ontario Drama League Festival add a new layer of appeal. With countless parks, a historic downtown, and a growing list of amenities, Chatham is redefining itself, and Park Place is at the centre of it all.

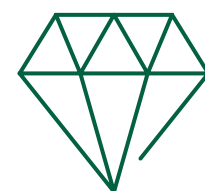
This investment offers a compelling opportunity with substantial, existing rental income. With high occupancy rates and the potential for rent growth in the competitive Chatham rental market, Park Place Luxury Apartments represents a secure, high-return investment in an area that is rapidly appreciating.



INVESTMENT HIGHLIGHTS



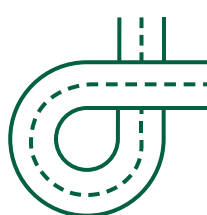
100% RENTED, NO VACANCY



STATE-OF-THE-ART FINISHES



BARRIER-FREE ACCESSIBLE UNITS



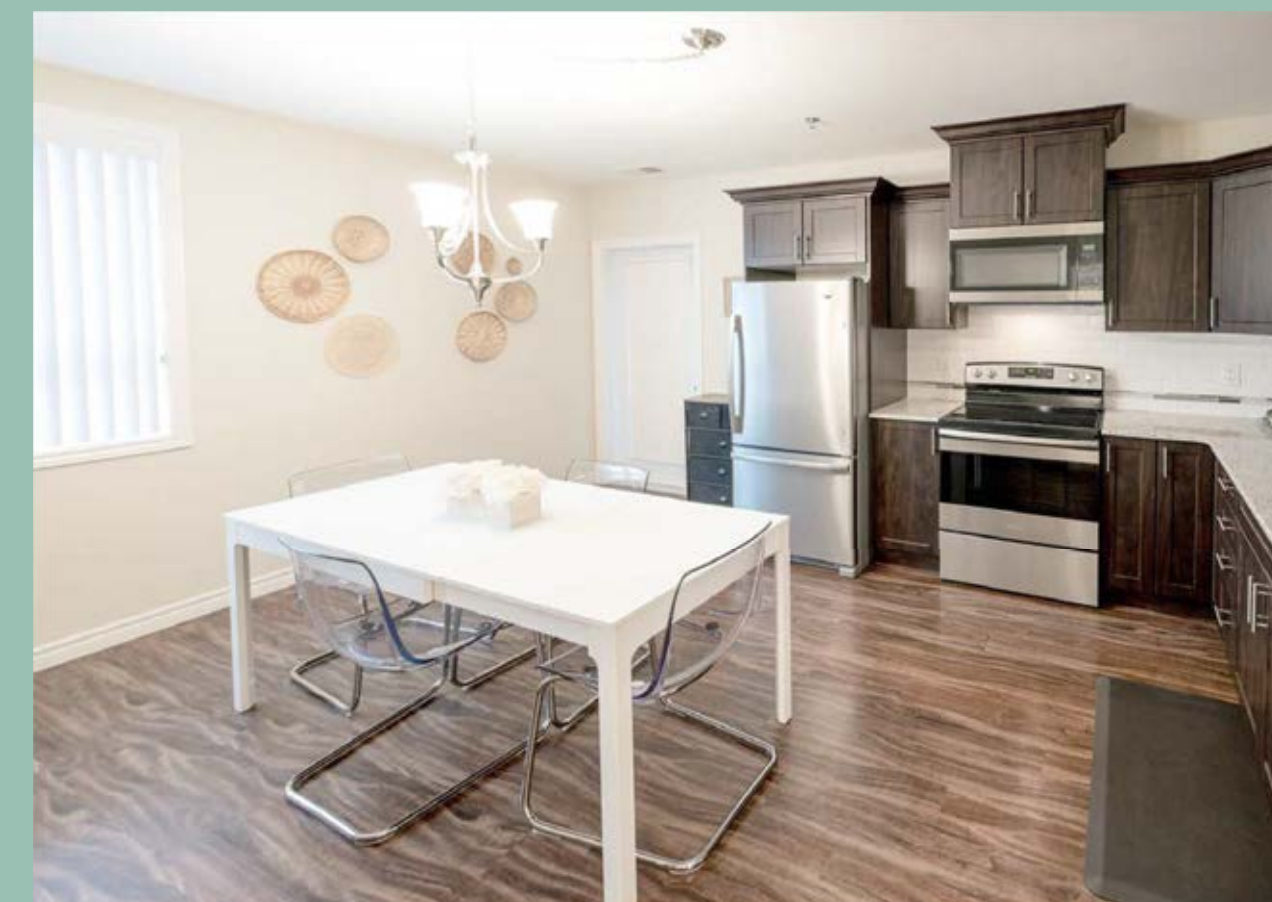
SEAMLESS CONNECTIVITY
VIA HIGHWAY 401



EASY COMMUTER ACCESS
TO NUMEROUS BUS STOPS



PROXIMITY TO CHATHAM-KENT
MUNICIPAL AIRPORT



PROPERTY
PROFILE



Park Place 1 | 550 Park Avenue West

Construction Year	2021
Total Units	121
1 Bedroom	28
1 Bedroom + Den	36
2 Bedroom	57
Manager Office	Yes
Storeys	4
Current Residential Average Rent	\$1,912.00
Market Residential Average Rent*	\$2,245.45
Parking Stalls	1.5 spots per unit
Storage	1 per unit
Security System	In Place
Power	3 phase; breaker panel in every unit
Utilities	Included (Hydro & Water)
Internet	Fibre-optic line built-in
Roof	TPO (45 year warranty)
Gas	Magic Pack Heating & Cooling
Water System	Copper with hot water tanks
Hallways	Positive pressure coming from rooftop units, pumping fresh air into hallways, enabling freshly smelling corridors with no outside smells (ie food, smoking, etc)
Unit Appliances	Dishwasher, Fridge, Stove, Laundry (Washer & Dryer)
Elevators	2
Amenities	Pool; Recreation / Party Room; BBQ / lounge area outside; large front lobby

*Average market rent is calculated based on what vendor is currently advertising for.

Park Place 2 | 570 Park Avenue West

Construction Year	2022
Total Units	110
1 Bedroom	25
1 Bedroom + Den	12
2 Bedroom	73
Manager Office	Yes
Storeys	4
Current Residential Average Rent	\$2,103.00
Market Residential Average Rent*	\$2,314.00
Parking Stalls	1.5 spots per unit
Storage	1 per unit
Security System	In place
Power	3 phase; breaker panel in every unit
Utilities	Included (Hydro & Water)
Internet	Fibre-optic line built-in
Roof	TPO (45 year warranty)
Gas	Magic Pack Heating & Cooling
Water System	Copper with hot water tanks
Hallways	Positive pressure coming from rooftop units, pumping fresh air into hallways, enabling freshly smelling corridors with no outside smells (ie food, smoking, etc)
Unit Appliances	Dishwasher, Fridge, Stove, Laundry (Washer & Dryer)
Elevators	2
Amenities	Pool; Recreation / Party Room; BBQ / lounge area outside; large front lobby



Features

Building

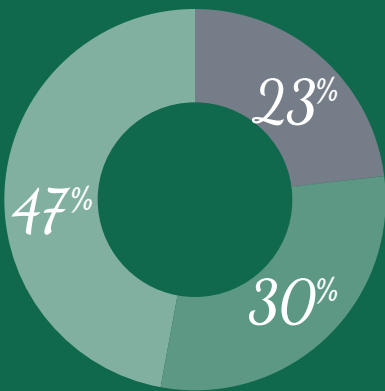
- Fitness center
- Common room with kitchenette
- Outdoor, in-ground, saltwater pool
- Secured-entry access
- 24/7 video surveillance
- Smoke-free units
- Onsite property manager and superintendent
- Storage lockers available, at additional cost
- Covered parking available, at additional cost

PROPERTY OVERVIEW

- 231 total suites amongst both buildings
- Mixture of 1-Bedroom, 1-Bedroom + Den, and 2-Bedroom suites
- 1-Bedroom suites start at 700 SF
- 1-Bedroom + Den suits range from 850 SF up to 940 SF
- 2-Bedroom suites are over 1,000 SF with 2 full bathrooms
- RH2 Zoning

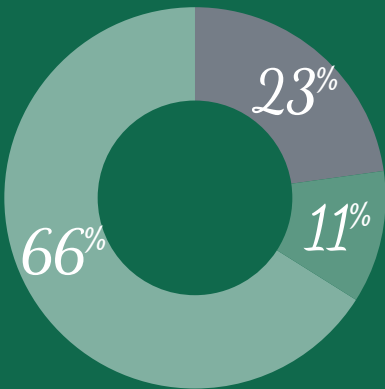
Park Place 1 Suite Mix

1-Bedroom	28
1-Bedroom + Den	36
2-Bedroom	57
TOTAL	121



Park Place 2 Suite Mix

1-Bedroom	25
1-Bedroom + Den	12
2-Bedroom	73
TOTAL	110



Suites

- Open concept floorplans
- In-unit laundry
- In-unit temperature control
- Central air conditioning
- Granite countertops (kitchen)
- Quartz countertops (bathroom)
- 4 upgraded stainless-steel appliances (fridge, stove, dishwasher, microwave)
- Wide plank, luxury vinyl flooring
- No carpets
- Extended 9' ceilings
- Glass enclosed private balconies
- Lots of kitchen storage



LOCATION OVERVIEW

Chatham-Kent, Ontario

Tucked between Windsor and London, near the U.S. border, Chatham-Kent has quietly become a key player in Canada’s agricultural and industrial sectors. It blends history, opportunity, and small-town charm with growing business and tourism appeal.

Known as the “Classic Car Capital of Canada,” the region isn’t just about nostalgia—it’s a hub of ambition and progress. Its diverse economy thrives on agriculture, manufacturing, and logistics, with fertile farmland, strong transportation links, and a rising tech presence making it an attractive business destination.

Beyond industry, Chatham-Kent offers an affordable, scenic lifestyle. From the shores of Lake Erie to historic sites and local breweries, it’s a place where families flourish, businesses grow, and visitors often consider staying for good.

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	DEMOGRAPHICS		
	10KM	20KM	30KM
 Total Population	56.208	71.691	104.545
 Avg. Household Income	\$97.137	\$99.335	\$98.848
 Median Age	44	44	45
 Employment Rate	89.9%	90.5%	91%

LOCATION OVERVIEW

Economic Drivers

Agriculture

- Chatham-Kent dominates the agriculture and agri-food industries in Canada due to its combination of warm Canadian weather, rich soil, and freshwater access
- Chatham-Kent is the #1 producer in Canada of brussel sprouts, black tobacco, cucumbers, pumpkins, seed corn, and tomatoes.
- #2 producer in Canada of sugar beets
- #1 producer in Ontario of green peas, quail, and field peppers
- #2 producer in Ontario of asparagus
- Chatham-Kent has the largest freshwater commercial fishing port in the world (Wheatley, ON)

Manufacturing

- Chatham-Kent is heavily relied upon to produce performance-critical parts for highly demanding manufacturers in the automotive, oil, gas, and chemical sectors
- Chatham-Kent manufactures products for a range of industries, including automotive, agricultural equipment, oil, gas, chemical, control systems, heavy industry, line automation, and transportation

Information and Communications Technology

- Entegrus Data Centre, TekSavvy Solutions Inc., and Weather Innovations Consulting Inc. are all growing rapidly in this sector

St. Clair College (Chatham Campus)

- Providing 25 programs to 1,300 students this campus brings increased demand in housing to students seeking tendency, retail access, food and entertainment, etc

Chatham-Kent Health Alliance (Hospital)

- The hospital employs over 1,300 staff members and 125 physicians.
- The hospital's location allows close proximity to a large population in need



LOCATION OVERVIEW

Amenities

Bus Routes

- Route 1
- Route 2
- Route 3
- Route 4
- Route 5
-  Bus Stop

< To Windsor / Detroit  To London / Toronto >



Major Employers

- 1 Concentrix** - Information and communications technology
- 2 Dajcor Aluminum** - Manufacturing
- 3 Enbridge** - Information and communications technology
- 4 Chatham Kent Health Alliance** - Medical
- 5 Coca-Cola Canada Bottling Limited** - Beverage distributor

Major Projects / Developments

One Hundred King | Chatham

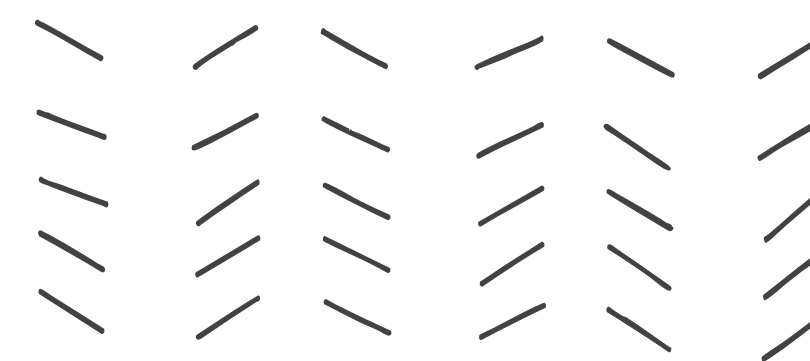
A development project designed to revitalize the One Hundred KING shopping mall into a hub for shopping, dining, living, and entertainment.

Nextstar Energy Battery Plant | Windsor

Located in Windsor and roughly a one-hour drive from Chatham this plant will employ 2,500 people and create a supply chain that leads to thousands of additional jobs

New Hospital Development | Windsor

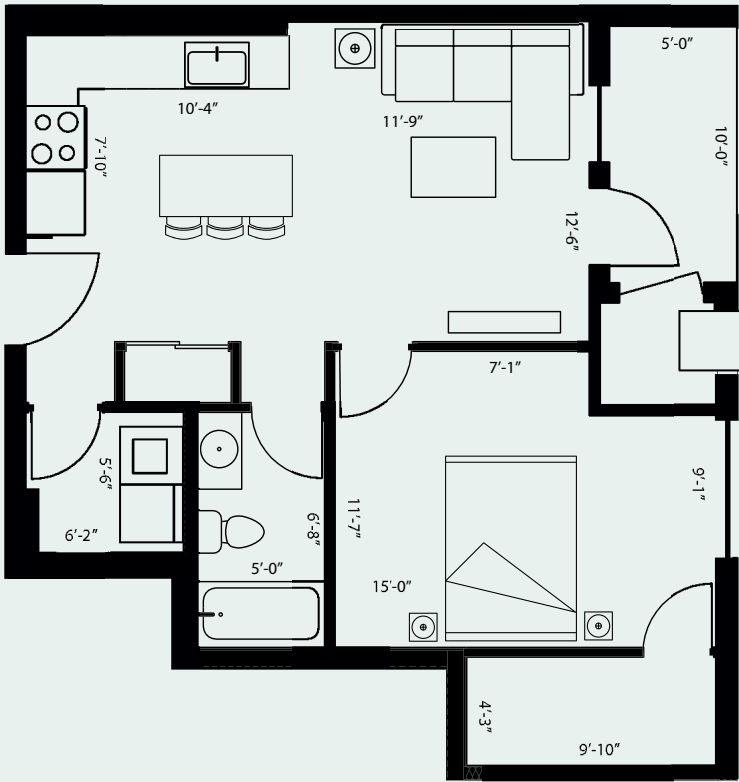
Set to break ground in 2026 the new hospital located at the corner of County Road 42 and the 9th Concession is reported by KPMG to bring 11,600 local jobs to the economy.



FLOOR PLANS

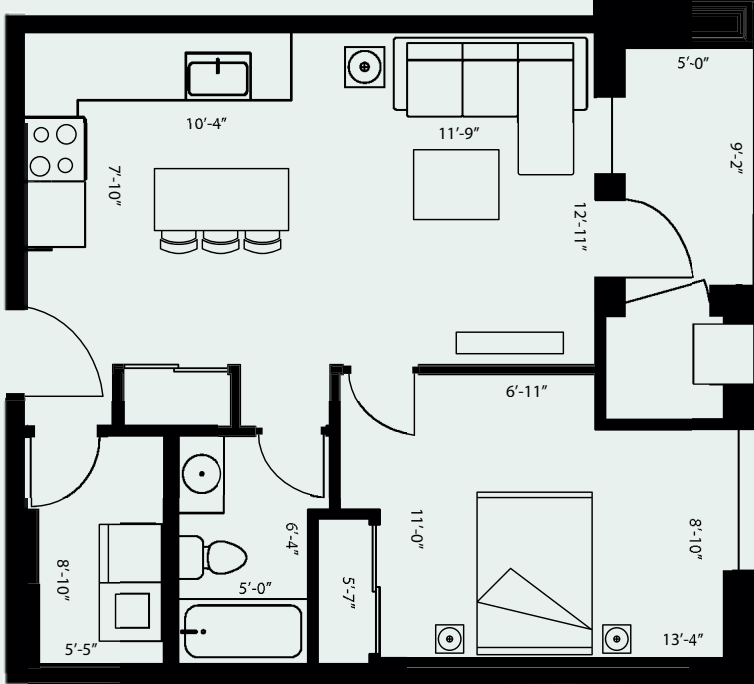
Cherry Blossom

1 Bedroom | 790 SF



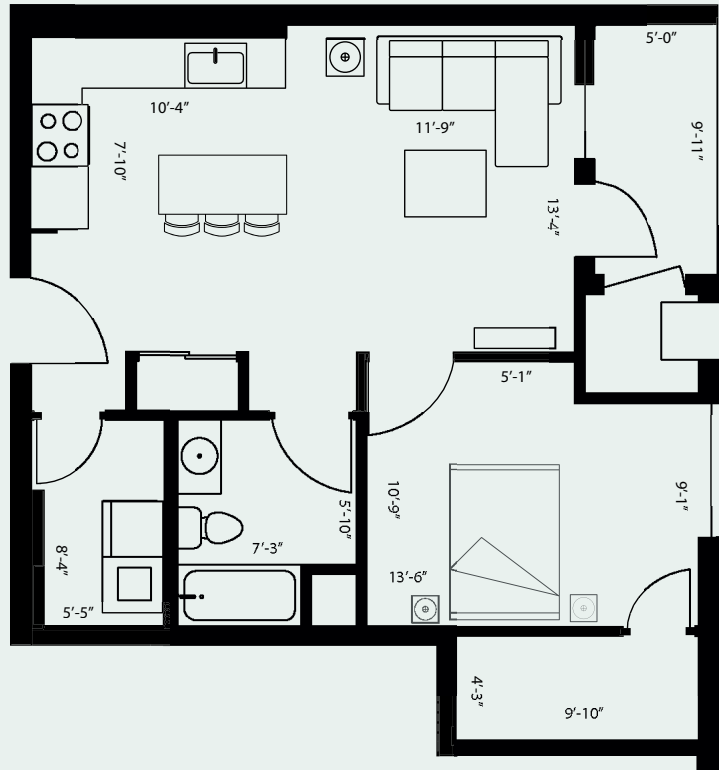
Ivy

1 Bedroom | 790 SF



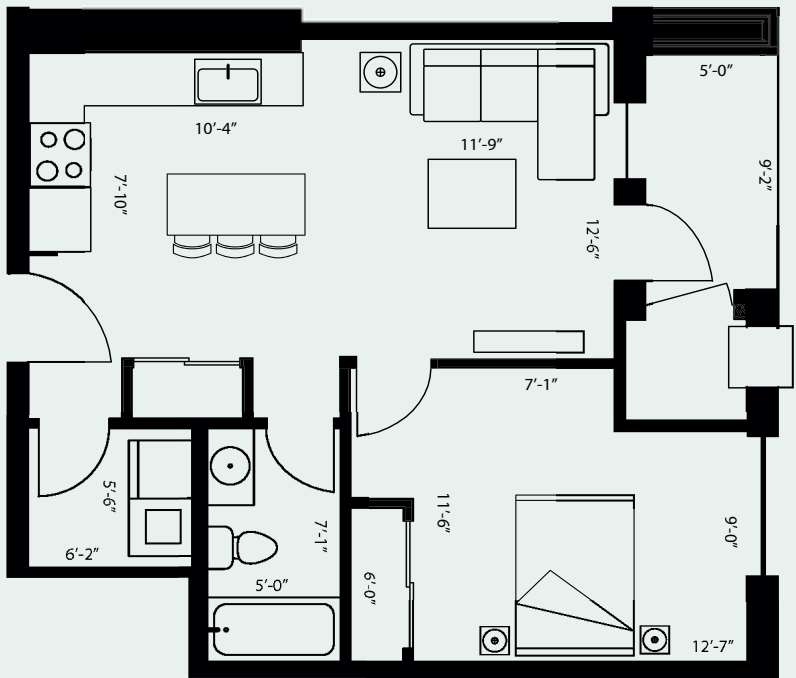
Maple

1 Bedroom | 790 SF



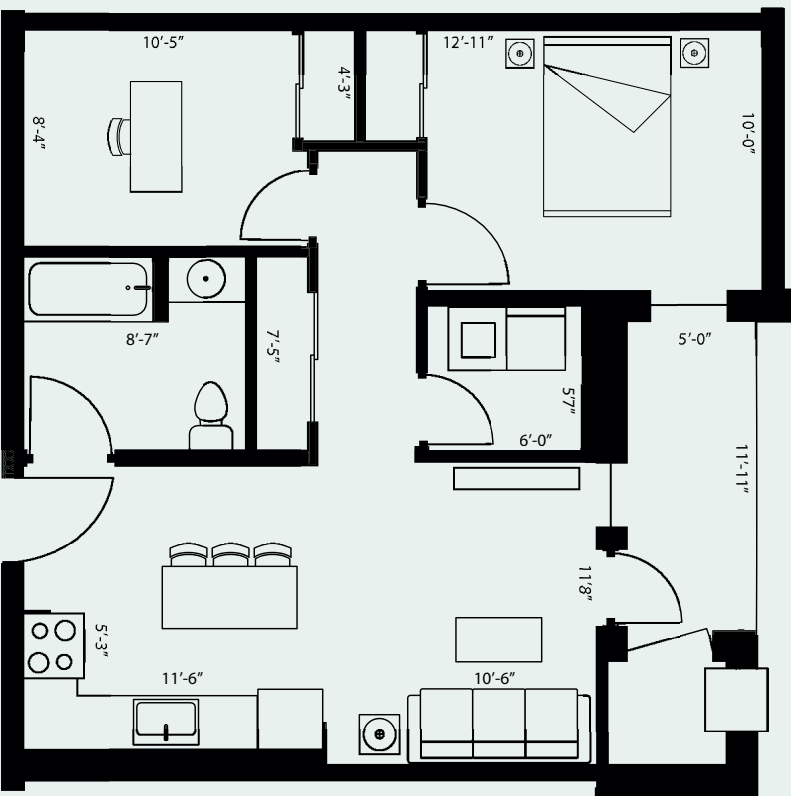
Willow

1 Bedroom | 700 SF



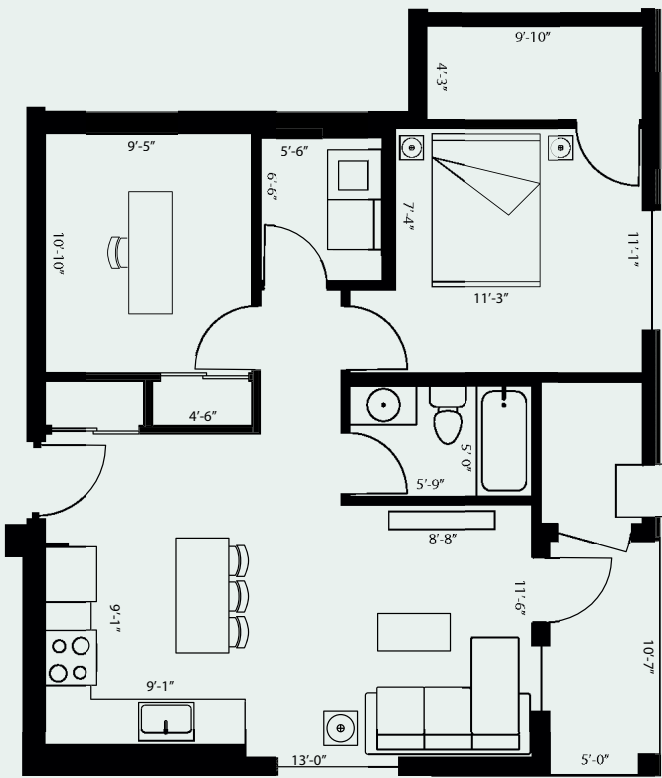
Birch

1 Bedroom + Den | 865 SF



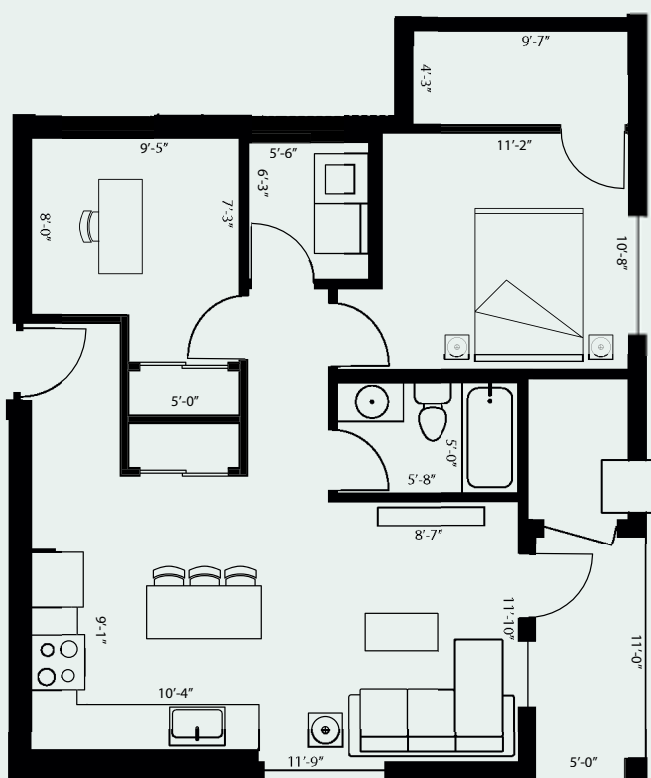
Blue Spruce

1 Bedroom + Den | 930 SF



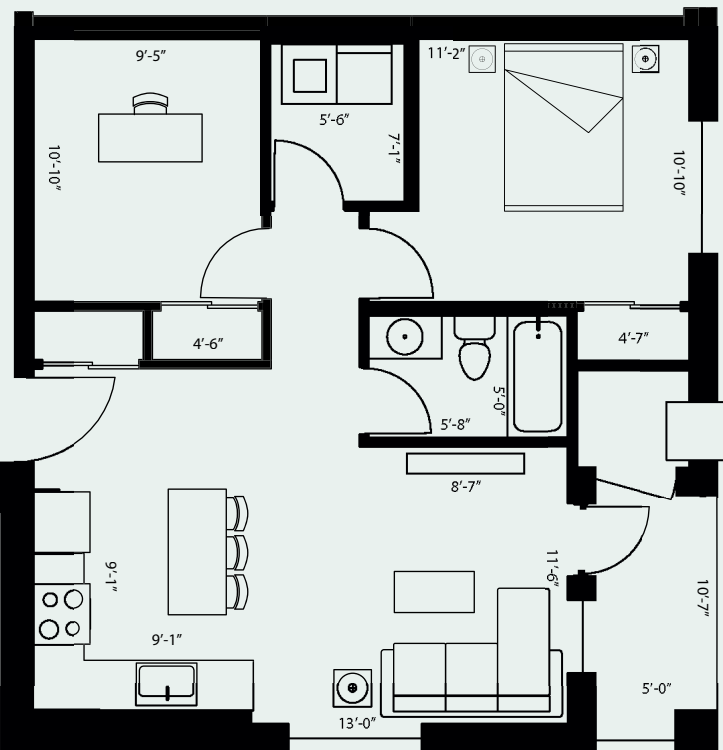
Cedar

1 Bedroom + Den | 940 SF



Cypress

1 Bedroom + Den | 890 SF

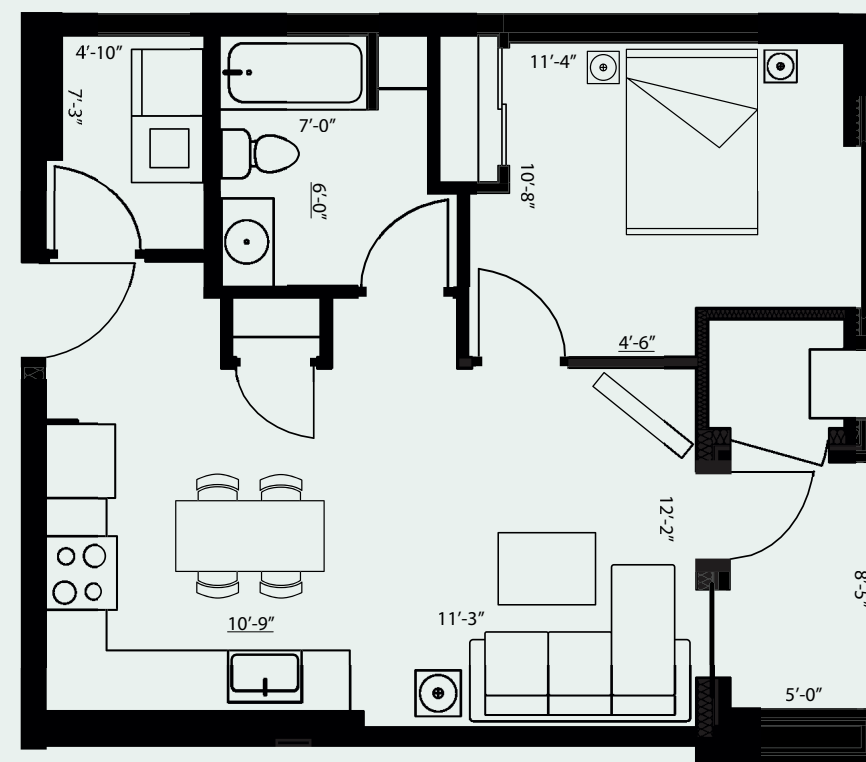


*Approximate dimensions only, subject to change without notice

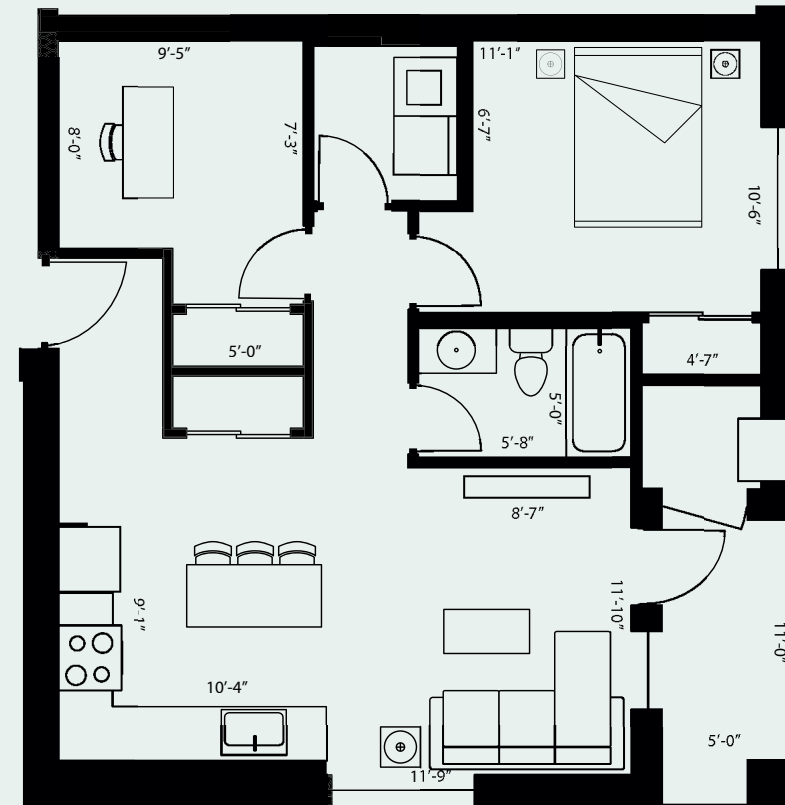
Evergreen
1 Bedroom + Den | 850 SF



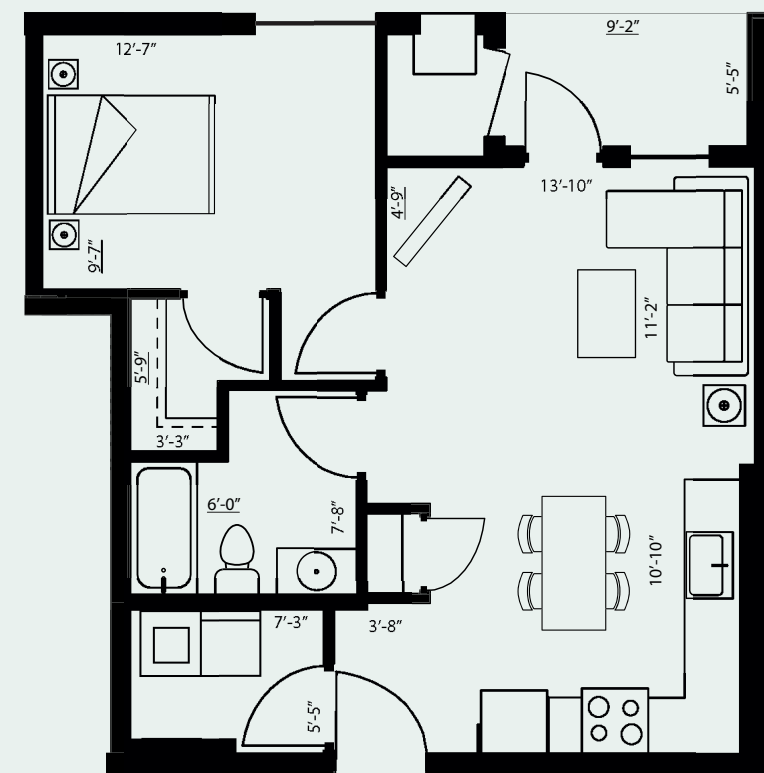
1 Bedroom | 700 SF



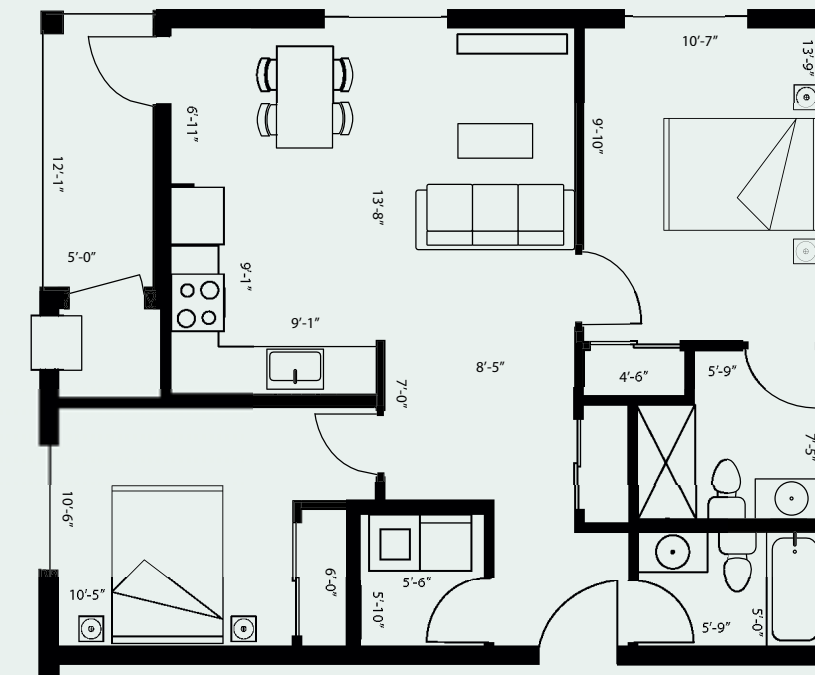
1 Bedroom | 890 SF



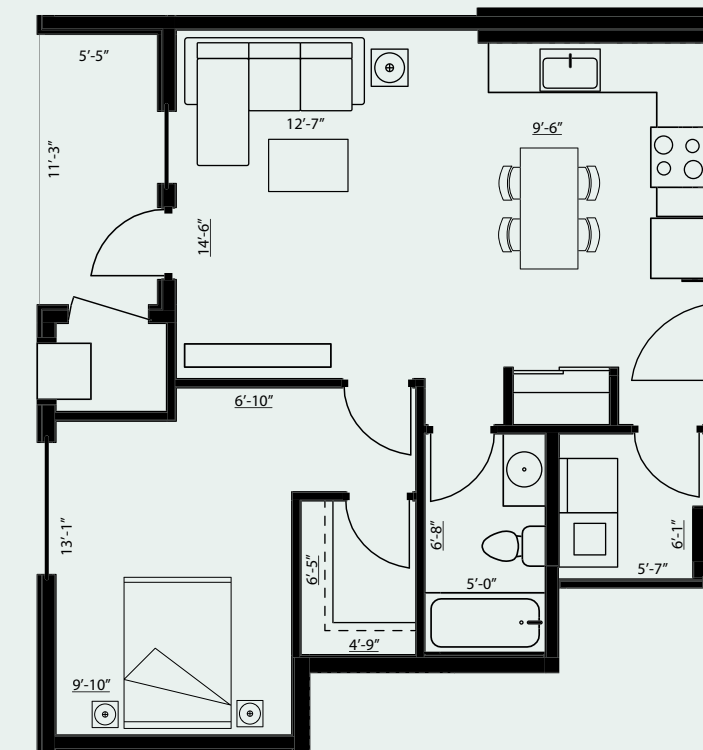
1 Bedroom | 728 SF



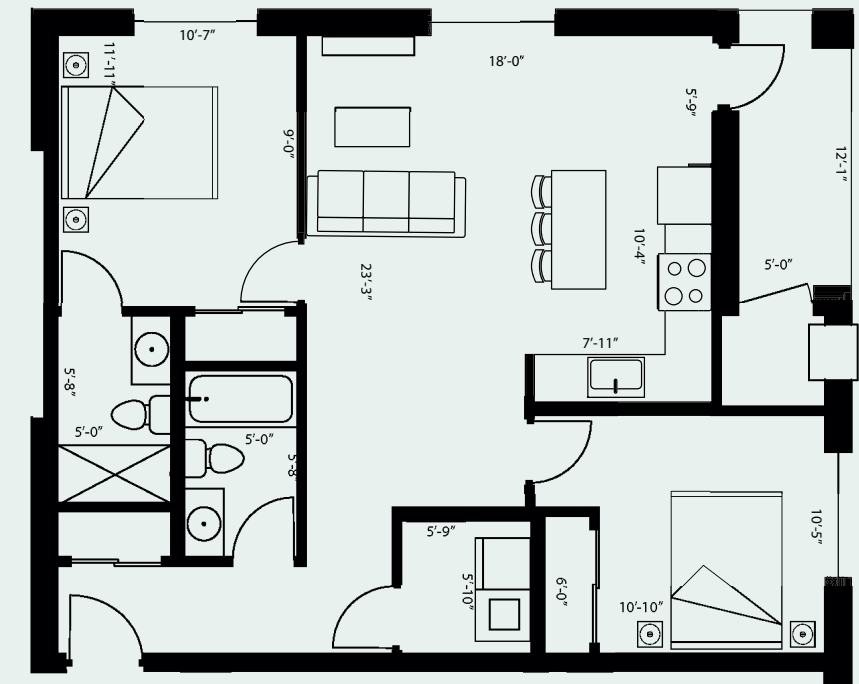
2 Bedroom | 1,040 SF



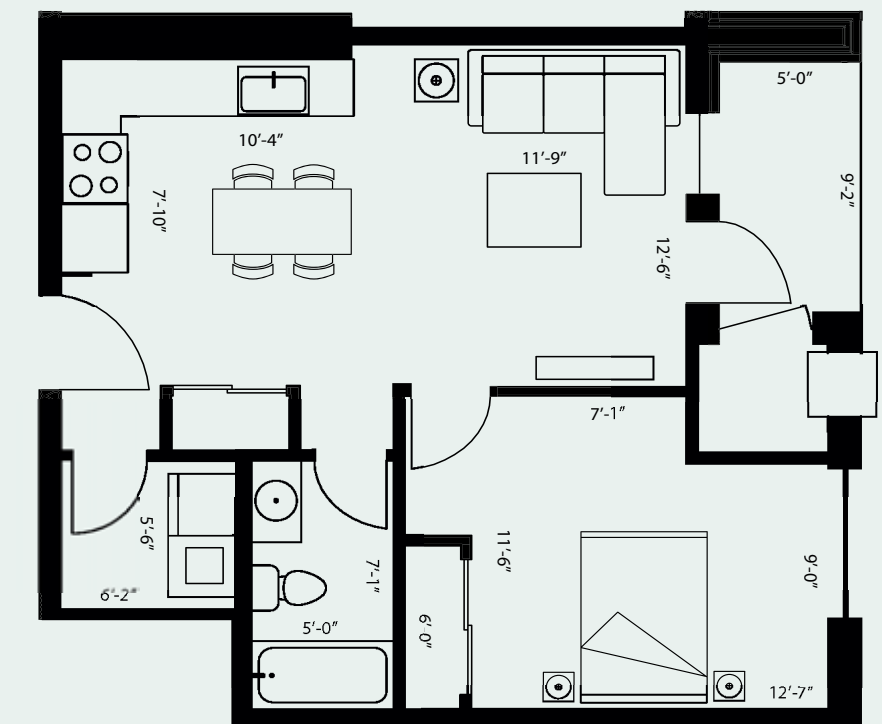
1 Bedroom | 858 SF



2 Bedroom | 1,020 SF



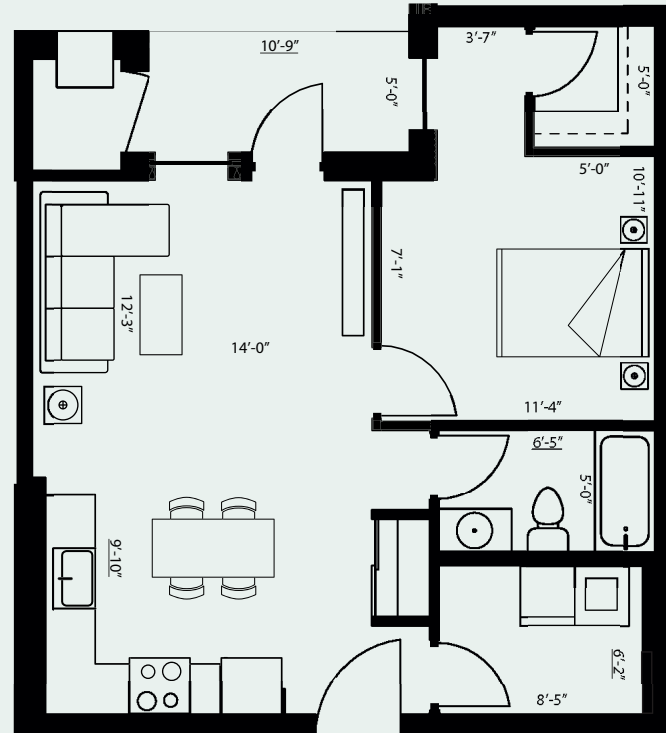
1 Bedroom | 726 SF



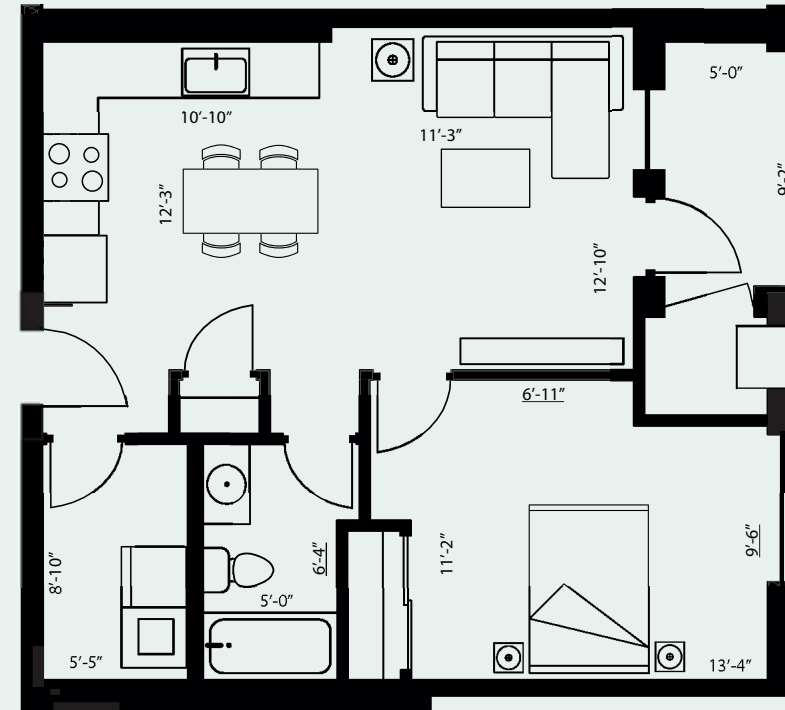
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FLOOR PLANS

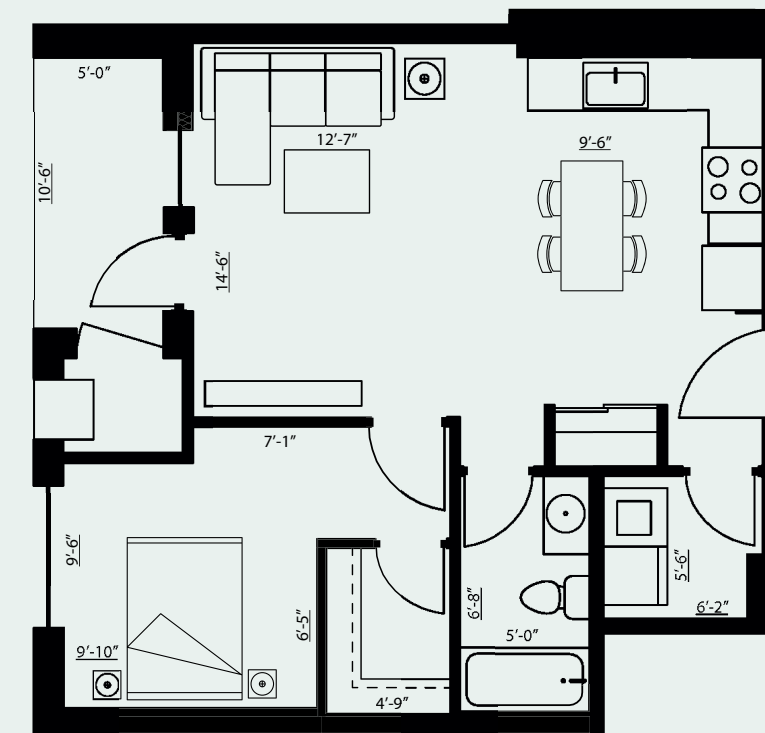
Poplar
1 Bedroom | 770 SF



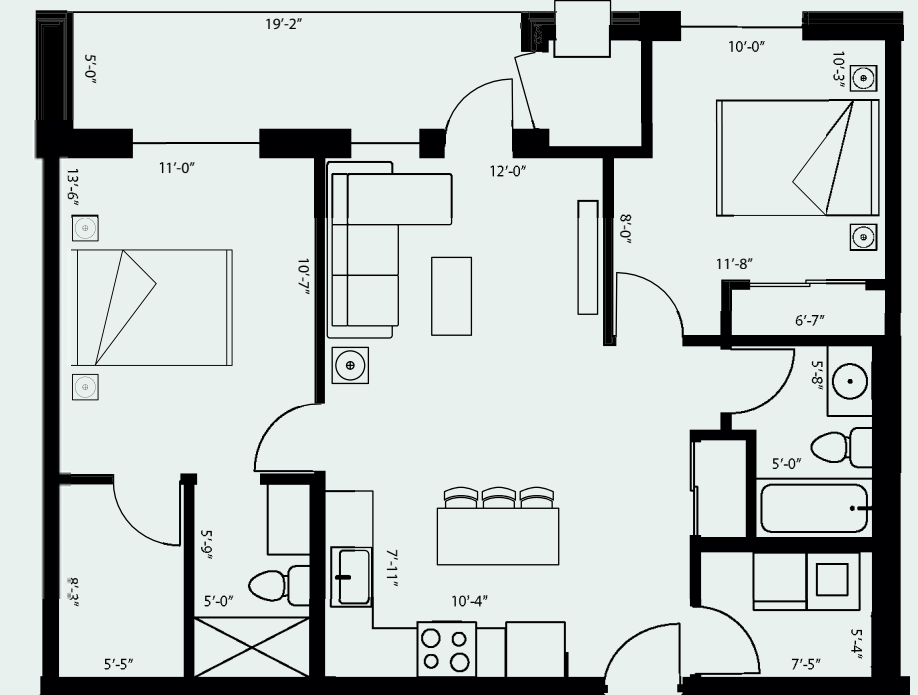
Lavender
1 Bedroom | 726 SF



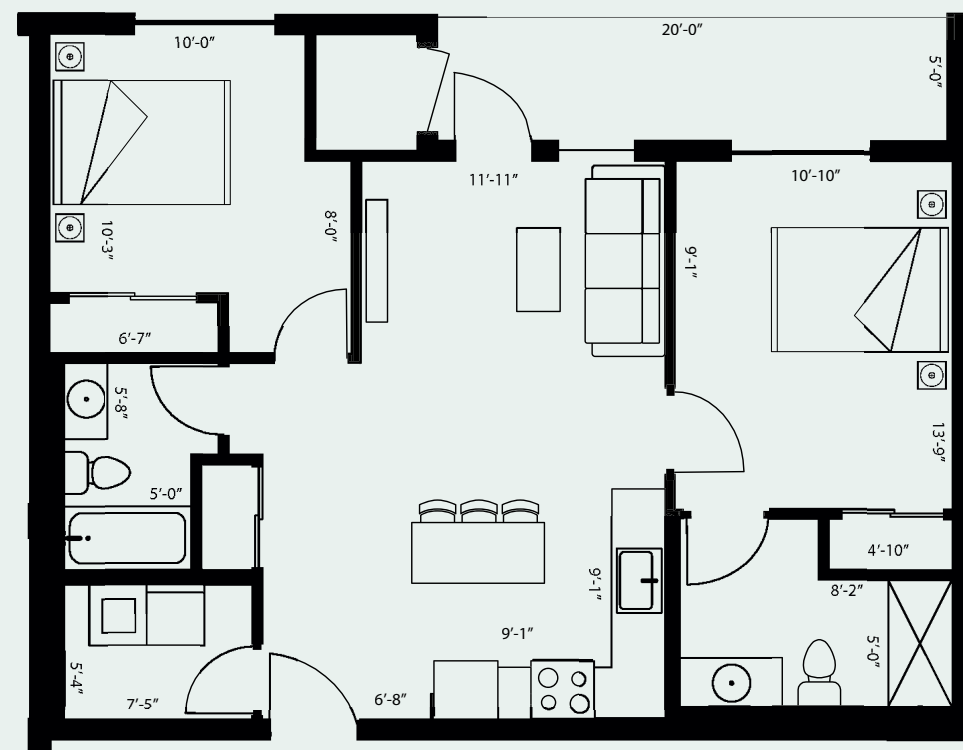
Iris
1 Bedroom | 776 SF



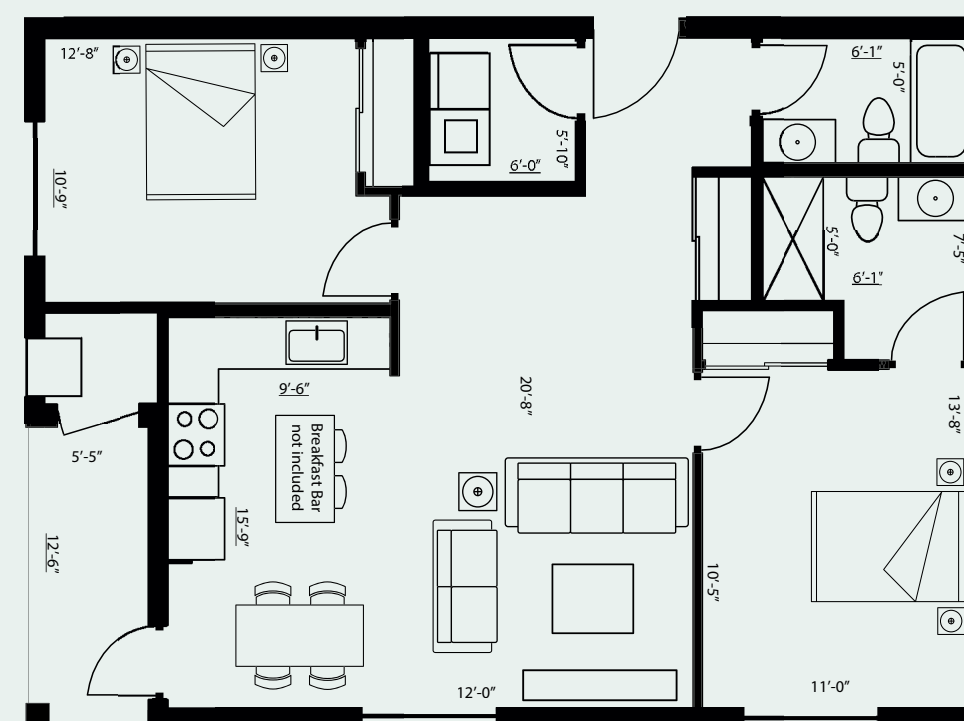
Magnolia
2 Bedroom | 1,050 SF



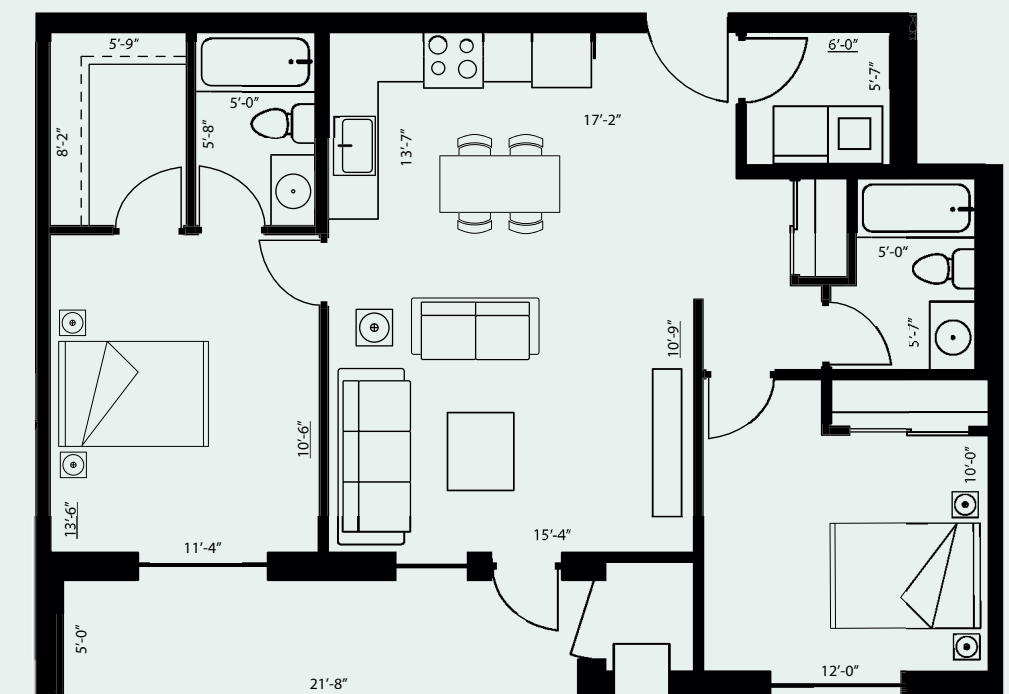
Oak
2 Bedroom | 1,060 SF



Azalea
2 Bedroom | 1,141 SF



Sunflowers
2 Bedroom | 1,135 SF



*Approximate dimensions only, subject to change without notice

Periwinkle

This floor plan shows a 1,200 sq. ft. house with three bedrooms, two bathrooms, and a central living area. The layout includes:

- Bedrooms:** Three bedrooms are located on the left and right sides. The top-left bedroom is 13'-6" x 11'-4". The bottom-left bedroom is 10'-6" x 11'-4". The bottom-right bedroom is 10'-3" x 12'-0".
- Bathrooms:** Two bathrooms are located in the center and top-right. The central bathroom is 5'-0" x 5'-8". The top-right bathroom is 5'-0" x 5'-4".
- Living Area:** The central living area is 19'-5" x 11'-7". It features a large sofa, a coffee table, and a dining table with chairs.
- Kitchen:** The kitchen is located at the top center, measuring 11'-7" x 5'-8". It includes a stove, sink, and refrigerator.
- Entrance:** The entrance is located at the bottom center, measuring 5'-0" x 21'-7".
- Other Features:** The plan includes a fireplace in the top-left bedroom, a fireplace in the central living area, and a fireplace in the bottom-right bedroom. There are also several closets and storage areas throughout the house.

This floor plan shows a 1,200 sq. ft. house with the following dimensions and layout:

- Overall Dimensions:** 12'-1" (width) by 10'-6" (depth).
- Living Area:** 13'-8" wide, featuring a sofa, coffee table, and dining table with chairs.
- Kitchen:** 9'-1" wide, including a stove, sink, and refrigerator.
- Bedrooms:**
 - Top right: 10'-7" wide, 13'-9" deep, with a bed and dresser.
 - Bottom left: 10'-5" wide, 10'-6" deep, with a bed and dresser.
- Bathroom:** 5'-9" wide, 7'-5" deep, containing a toilet, sink, and bathtub.
- Hallways and Closets:** Various narrow passages and storage areas, including a closet labeled 5'-10" and another labeled 5'-6".

This floor plan shows a 1,200 sq. ft. house with the following layout:

- Front Entry:** 5'-5" wide, leading into a large living area (12'-11" x 13'-6").
- Living Area:** Features a fireplace on the left wall, a large sofa (10'-4" x 11'-0"), and a coffee table.
- Dining Area:** Adjacent to the living area, featuring a dining table (11'-9" x 12'-10") and chairs.
- Kitchen:** Located at the top center, featuring a stove, sink, and refrigerator.
- Bedrooms:**
 - Top Left: 7'-4" x 8'-2", with a closet.
 - Bottom Left: 12'-11" x 13'-6", with a closet.
 - Bottom Right: 12'-0" x 10'-3", with a closet.
- Bathrooms:**
 - Top Center: 5'-0" x 5'-0", with a toilet and sink.
 - Top Right: 5'-0" x 5'-4", with a bathtub, toilet, and sink.
- Hallways and Closets:** Multiple closets are located throughout the plan, including a large closet in the top right corner.

A detailed floor plan of a 1,000 sq. ft. house. The layout includes a living room with a sofa and coffee table, a dining room with a table and chairs, a kitchen with a stove and sink, a bathroom, and two bedrooms. Dimensions are provided for each room and furniture piece. The overall dimensions of the house are 11'-0" wide by 12'-10" deep. The living room is 11'-9" wide and 12'-5" deep. The dining room is 15'-1" wide and 9'-7" deep. The kitchen is 9'-2" wide and 8'-8" deep. The bathroom is 5'-0" wide and 6'-3" deep. The bedrooms are 10'-2" wide and 9'-6" deep, and 9'-10" wide and 8'-8" deep. The overall dimensions of the house are 11'-0" wide by 12'-10" deep.

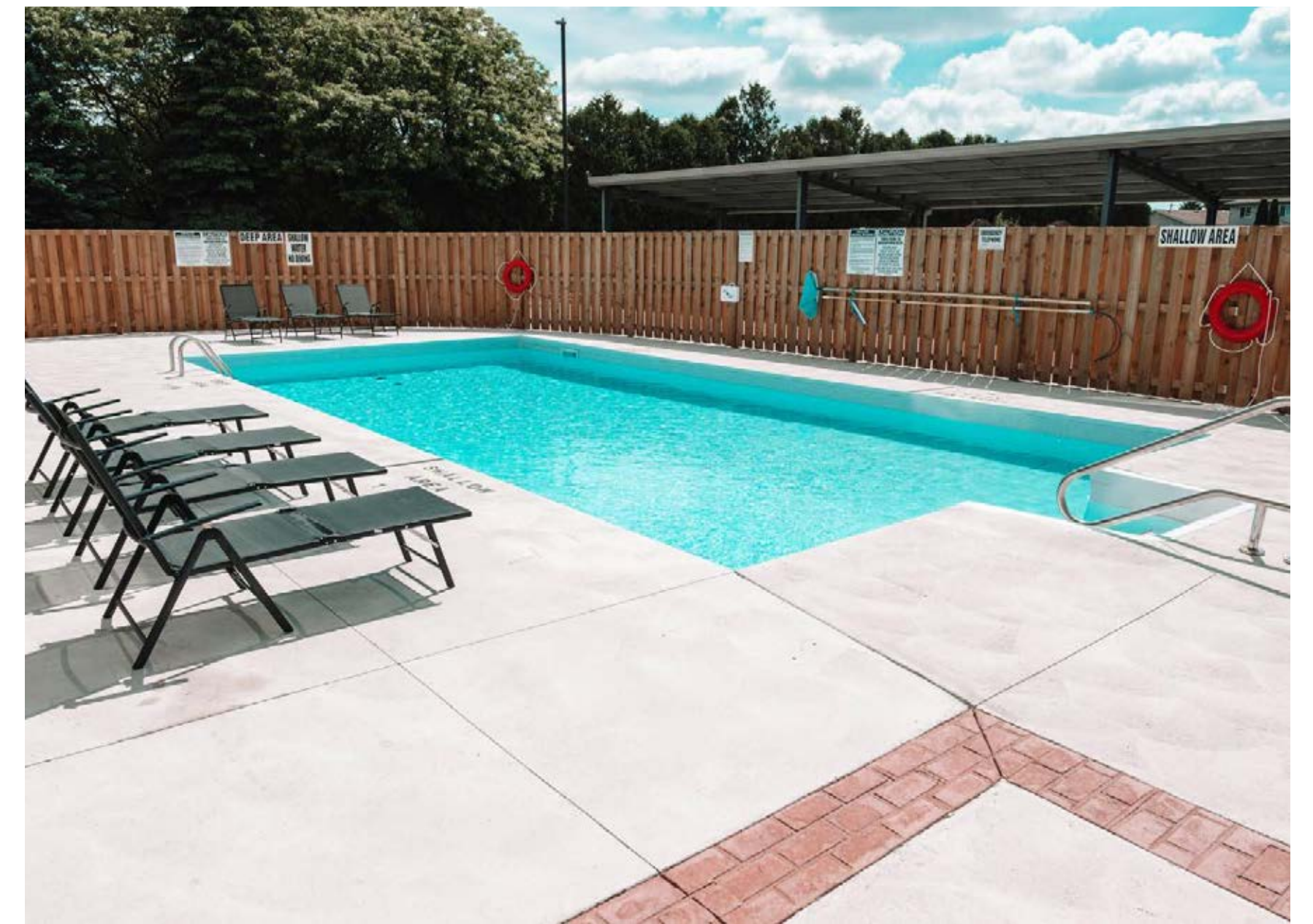
This floor plan shows a 1,200 sq. ft. house with a central living area. The layout includes a kitchen (10' x 10') with a dining area (10' x 7') and a breakfast room (5' x 7'). The living area (13' x 5') features a fireplace and a large window. The house has three bedrooms: a master bedroom (12' x 11') with a walk-in closet, and two other bedrooms (10' x 8' and 9' x 8'). The bathroom (7' x 5') is located near the central living area. The overall dimensions of the house are 21' x 11'.

This floor plan shows a two-story house with the following dimensions and layout:

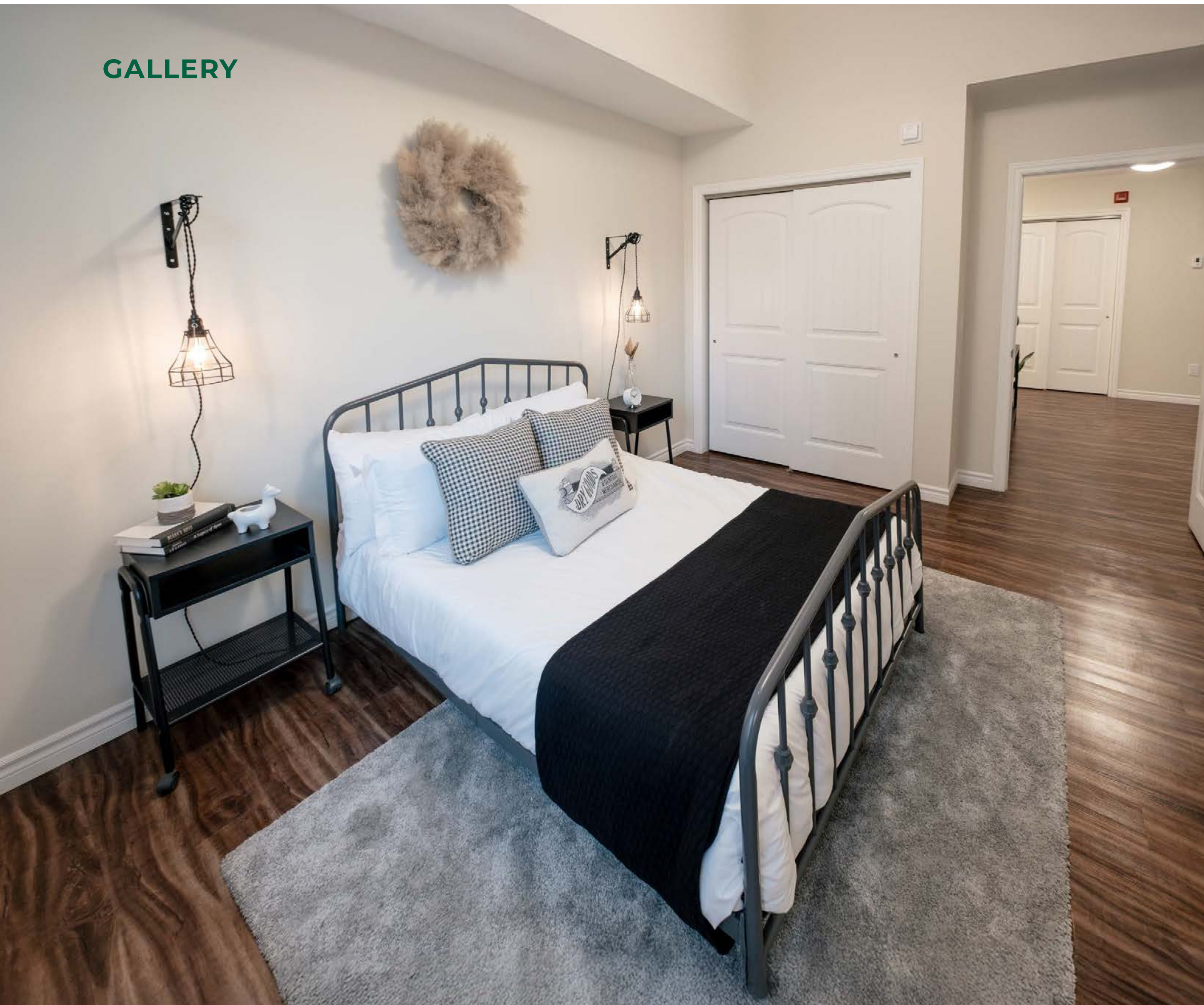
- Overall Dimensions:** 21'-8" wide by 35'-0" deep.
- Rooms and Dimensions:**
 - Living Room: 15'-4" x 10'-9"
 - Dining Room: 13'-7" x 17'-2"
 - Kitchen: 10'-0" x 10'-0"
 - Breakfast Room: 8'-2" x 5'-9"
 - Bedroom (Top Left): 11'-4" x 10'-6"
 - Bedroom (Bottom Left): 12'-0" x 10'-0"
 - Bedroom (Top Right): 5'-0" x 5'-7"
 - Bedroom (Bottom Right): 5'-7" x 5'-7"
 - Bathroom (Top Left): 5'-8" x 5'-0"
 - Bathroom (Top Right): 5'-0" x 5'-7"
 - Bathroom (Bottom Right): 5'-7" x 5'-7"
- Furniture and Fixtures:**
 - Living Room: Two sofas (10'-6" and 10'-9"), a coffee table, and a fireplace.
 - Dining Room: A rectangular table with four chairs.
 - Kitchen: A U-shaped counter with a sink, stove, and refrigerator.
 - Breakfast Room: A small table with two chairs.
 - Bedrooms: Each contains a bed, a dresser, and a nightstand.
 - Bathrooms: Each contains a toilet, sink, and bathtub/shower area.

*Approximate dimensions only, subject to change without notice

GALLERY



GALLERY





GALLERY

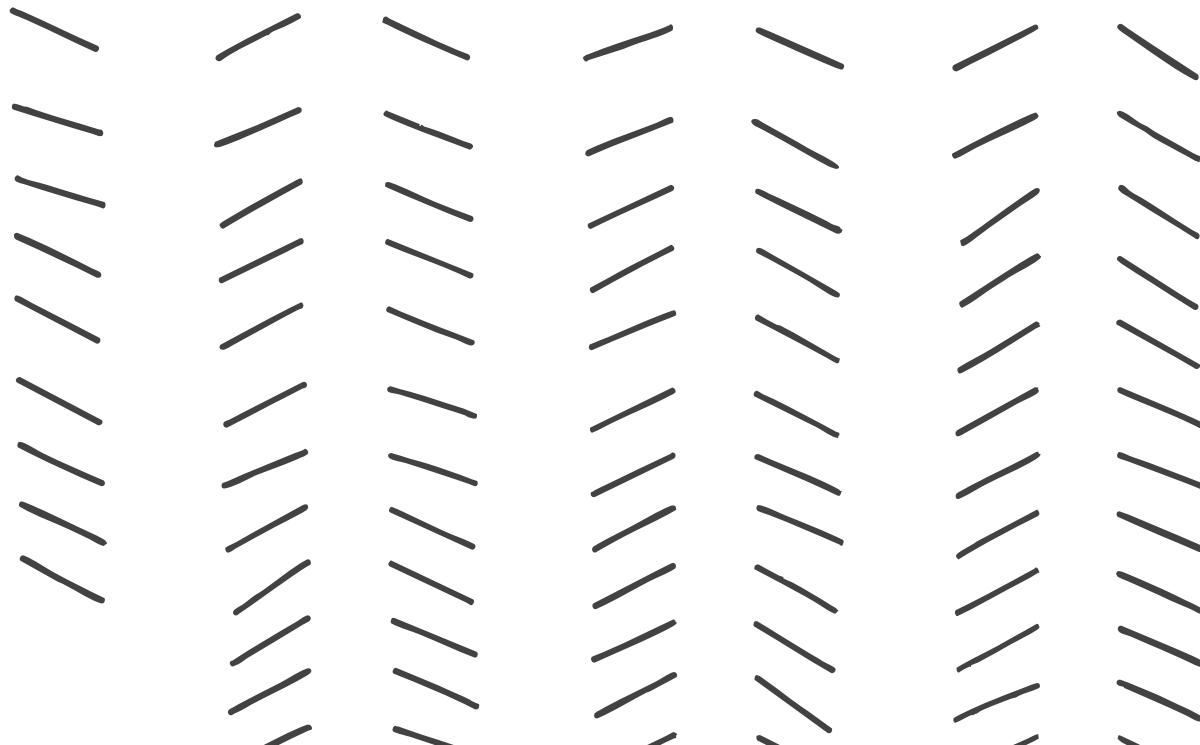
OFFERING PROCESS

The Vendor has retained Colliers (the “Agent or Advisor”) on an exclusive basis to offer for sale the Property located at 550 & 570 Park Avenue West, Chatham, Ontario (the “Property”). The Vendor invites interested parties to submit an offer to purchase The Property via a purchasers letter of intent (the “LOI”) or Agreement of Purchase and Sale (the ‘APS’) to the Advisor.

Data Room Material

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

Please sign and return a copy of the Confidentiality Agreement linked below, OR print the CA, complete, sign, then scan and email a copy to the Advisor.



Offering Guidelines

Offers will be presented to Vendors as they are submitted for Vendor consideration.

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

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 time lines and proposed closing conditions. The Vendor is not obligated to accept any offer and reserves the right to reject any or all offers received.

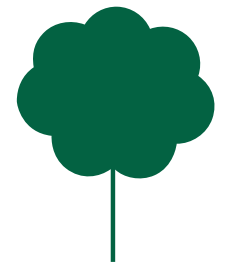
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PARK PLACE

LUXURY RENTALS

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