

RECEIVERSHIP SALES

CBRE



7 MAPLE AVENUE & 161 BECKWITH STREET NORTH

SMITHS FALLS, ONTARIO

Executive Summary

This offering presents investors with the rare opportunity to acquire 7 Maple Avenue and 161 Beckwith Street, two newly constructed multi-residential properties in Smiths Falls, Ontario, comprising a total of 49 residential suites and 2 ground-floor retail units. Offered as part of a court-ordered receivership sale, the properties provide a unique opportunity to acquire high-quality, modern assets with immediate cash flow and significant lease-up potential in a growing rental market.

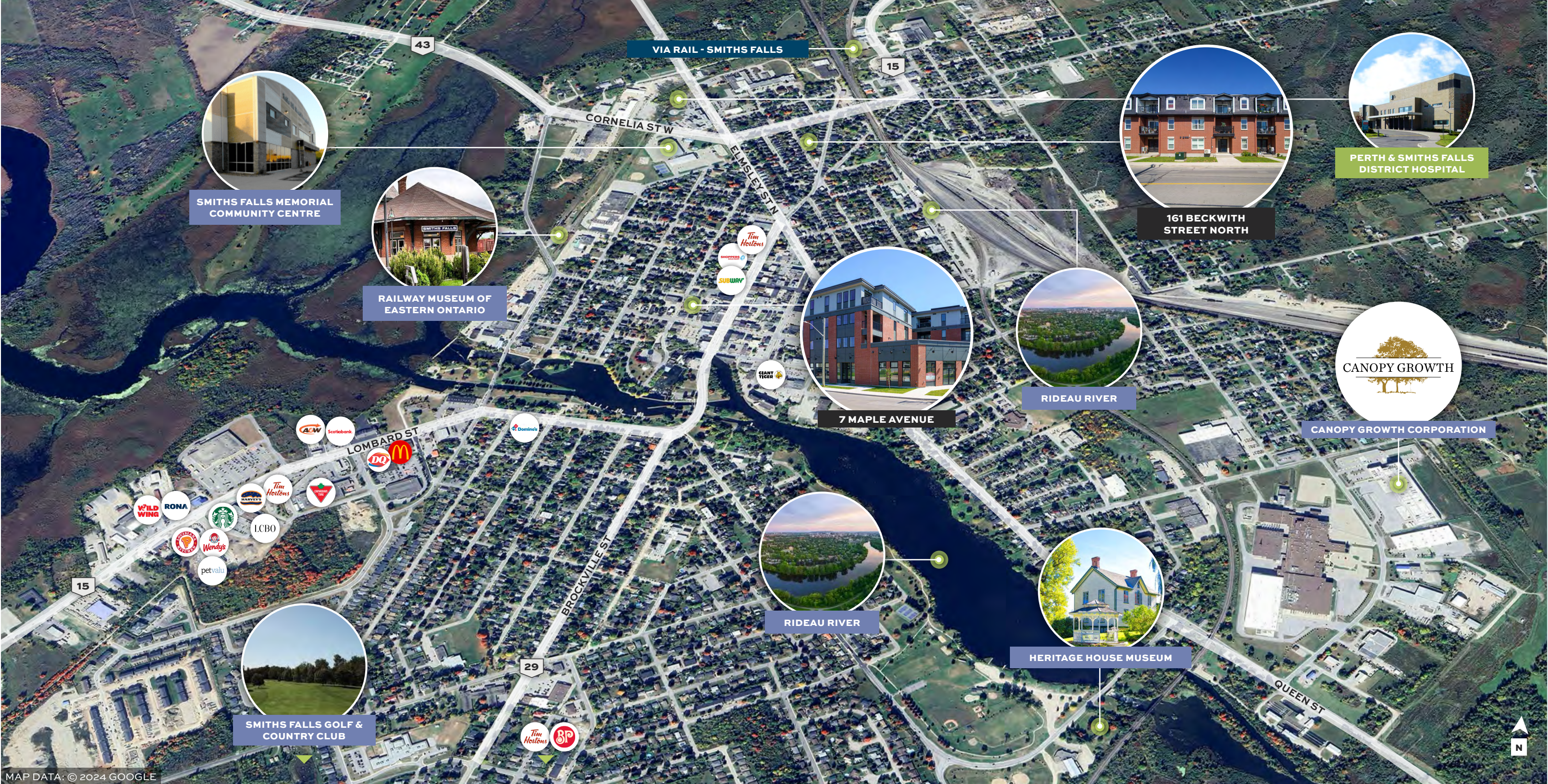
161 Beckwith Street consists of 16 residential suites and is fully leased, offering stable in-place income. The property is located just steps from downtown Smiths Falls, providing residents with convenient access to shops, restaurants, parks, and major employers including Hershey Chocolate and the Perth & Smiths Falls District Hospital.

7 Maple Avenue features 33 residential suites and 2 ground-floor retail units, and is currently being actively marketed for lease. Located just off Main Street, the property benefits from a walkable, amenity-rich environment in one of the town’s most vibrant areas. The ground-floor retail component enhances income diversity and contributes to the property’s mixed-use appeal.

Both buildings offer contemporary finishes throughout, including vinyl plank flooring, stone countertops, stainless steel appliances, and in-suite laundry, as well as secured access and modern common areas. With strong rental demand, limited new supply in the area, and the value opportunity presented by a receivership sale, this offering is ideal for investors seeking high-quality, income-generating assets with long-term upside in one of Ontario’s emerging secondary markets.

KEY INVESTMENT HIGHLIGHTS

- Modern, Purpose-Built Asset: Newly constructed buildings offering high-quality construction with contemporary finishes and minimal near-term capital requirements.
- Premium Tenant Features: Suites include in-unit laundry, air conditioning, granite countertops, and stainless steel appliances, catering to today’s renter preferences and supporting strong lease-up appeal.
- Strategic Location: Quiet residential setting just steps from the Rideau Canal, with easy walkability to downtown Smiths Falls and proximity to major employers, schools, retail, and parks.
- Low Operating Expenses: Individually metered for hydro, heat, and water, significantly reducing landlord utility costs and enhancing cash flow and net operating income.



Neighbourhood Amenities



SMITHS FALLS MEMORIAL COMMUNITY CENTRE

MEMORIAL COMMUNITY CENTRE

The Smiths Falls Memorial Community Centre is a cornerstone of local recreation, featuring an NHL-sized ice surface with seating for up to 1,500 spectators. This accessible facility also includes an indoor walking track and a rentable second-floor hall for events and community functions. During the summer months, the arena transforms to host dry-floor activities. It proudly serves as the home of the Smiths Falls Jr. A Bears hockey team, fostering strong community engagement and local spirit.



SMITHS FALLS & PERTH DISTRICT HOSPITAL

PERTH & SMITHS FALLS DISTRICT HOSPITAL

Serving more than 60,000 residents in the tri-county region, the Perth and Smiths Falls District Hospital is a fully accredited healthcare facility. The hospital provides comprehensive medical services, contributing to the town's reputation as a well-supported and desirable place to live for families, seniors, and working professionals alike.



SMITH'S FALLS TRAIN STATION

SMITHS FALLS VIA RAIL STATION

The Smiths Falls VIA Rail Station provides convenient intercity rail service along the Toronto–Ottawa corridor. As of October 2023, the station is served by four to six daily trains toward Ottawa and two to four trains toward Toronto. This connectivity enhances Smiths Falls' appeal for commuters and visitors, offering a practical transportation alternative just steps from downtown.



RIDEAU RIVER



SMITHS FALLS GOLF & COUNTRY CLUB

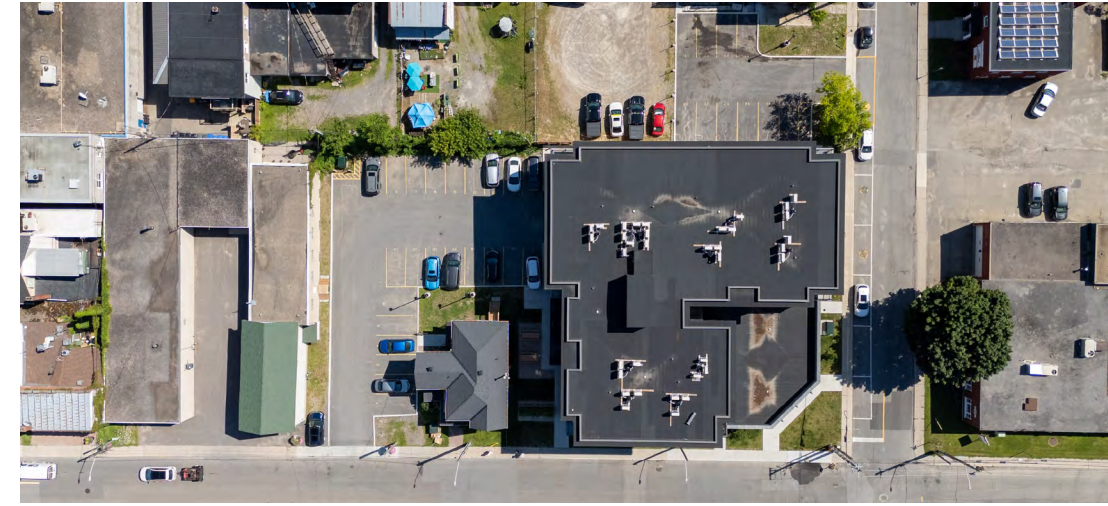


SMITHS FALLS COMMUNITY THEATRE

Property Description

7 MAPLE AVENUE

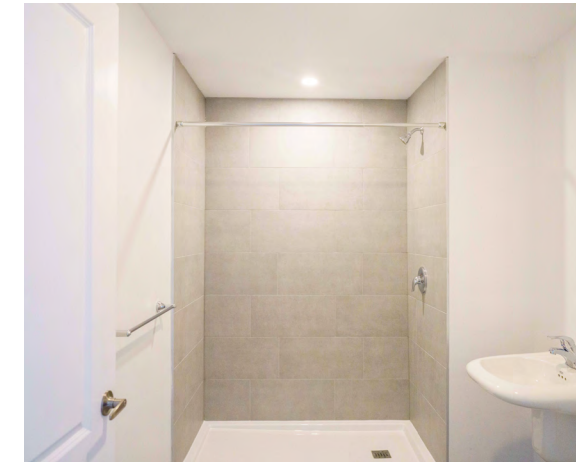
7 Maple Avenue is a newly constructed, four-storey mixed-use building located in the heart of downtown Smiths Falls just one block from Beckwith Street North, the town's primary commercial corridor. This 0.60-acre corner site at Maple Avenue and William Street West offers exceptional visibility, walkability, and access to local amenities, making it a highly desirable location for both residents and commercial tenants.



The building features a ground-floor commercial component with a clean, rectangular footprint, ideal for retail or service-based businesses seeking strong street presence. Above, three residential floors house 33 thoughtfully designed suites ranging from 403 to 776 square feet, including efficient bachelor units and spacious two-bedroom layouts. Each unit is equipped with in-suite laundry, air conditioning, and individually metered natural gas-fired heating—features that appeal to today's renters seeking comfort, autonomy, and energy efficiency. Interior finishes include luxury vinyl plank and ceramic tile flooring, offering a modern, low-maintenance aesthetic that supports long-term durability.



Residents benefit from a rooftop patio on the second floor, providing private outdoor space in a well-designed urban area, creating an increasingly important amenity in today's rental market. The building's exterior is finished with a combination of brick veneer and stucco, complemented by a flat rubber membrane roof for long-term performance. The site includes 47 surface parking spaces, offering convenience for both tenants and commercial visitors.

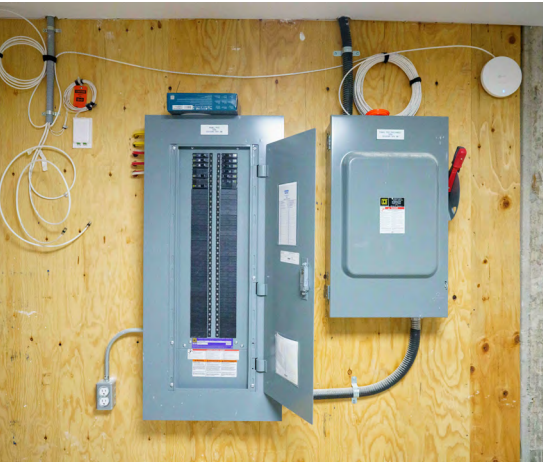


Property Description

Municipal Address	7 Maple Ave Smiths Falls, ON K7A 1Z4
Major Intersection	William St W & Main St
PIN	5280-0019
Original Construction	2024
Building Area	41,233 Sq. Ft.
Lot Size	0.6 acre
Lot Dimensions	Appx. 160 X 177 ft
Storeys	Four storeys building with commercial at grade
Elevator	Yes
Zoning	C1
Ownership Type	Freehold
Parking	51 parking (19 indoor spots)

SUITE BREAKDOWN

Suite Type	Suite Count	Suite Mix
Bachelor	3	9%
1-Bedroom	12	36%
2-Bedroom	18	55%
Total	33	100%
COMMERCIAL	2	4,520 Sq. Ft.



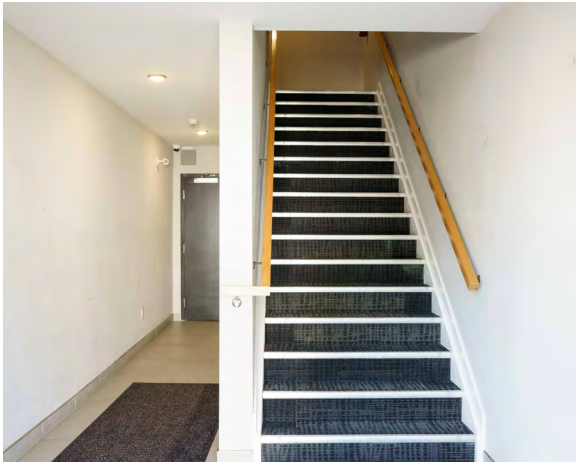
Property Description

161 BECKWITH STREET NORTH

161 Beckwith Street is a modern, purpose-built 16-unit multi-residential building completed in 2021, located in a quiet, well-established residential pocket of Smiths Falls just steps from the scenic Rideau Canal and within walking distance to downtown shops, restaurants, and essential amenities. This three-story building offers a thoughtfully designed unit mix that caters to a wide range of tenant profiles, including three bachelor units, two one-bedroom units, eight two-bedroom units, and three three-bedroom units. Three units of which are fully accessible.



Each suite is equipped with in-unit laundry, air conditioning, granite countertops, and stainless-steel appliances, including a fridge, stove, and dishwasher. Every unit also features either a private balcony or patio, providing residents with valuable outdoor living space. Designed with both sustainability and tenant convenience in mind, the property includes a mix of covered and uncovered parking, and an elevator servicing all floors. The building is fully secured with 24/7 access control, offering peace of mind for residents and operational efficiency for ownership.



Located less than 1 km from the Smiths Falls VIA Rail station with direct service to Ottawa and just a one-hour drive to the nation's capital, the property is ideally positioned for both local renters and commuters. As a newly constructed, low-maintenance asset with strong tenant appeal and modern infrastructure, 161 Beckwith Street presents a compelling investment opportunity in one of Ontario's most accessible and fast-growing secondary markets, offering stable income, long-term value, and minimal near-term capital requirements.

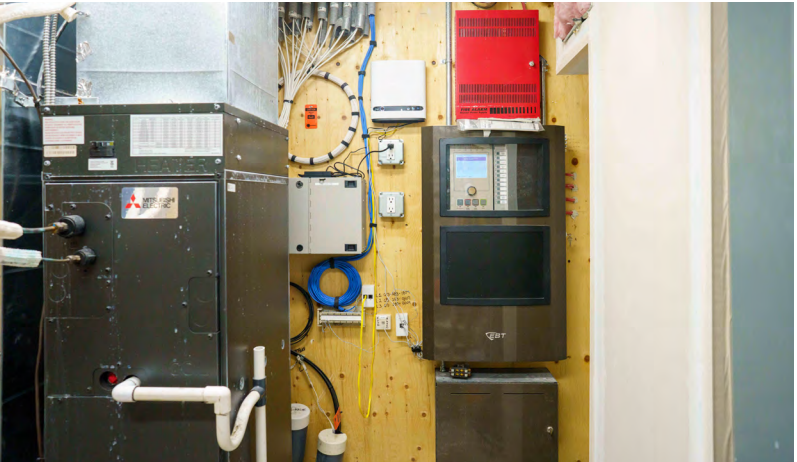
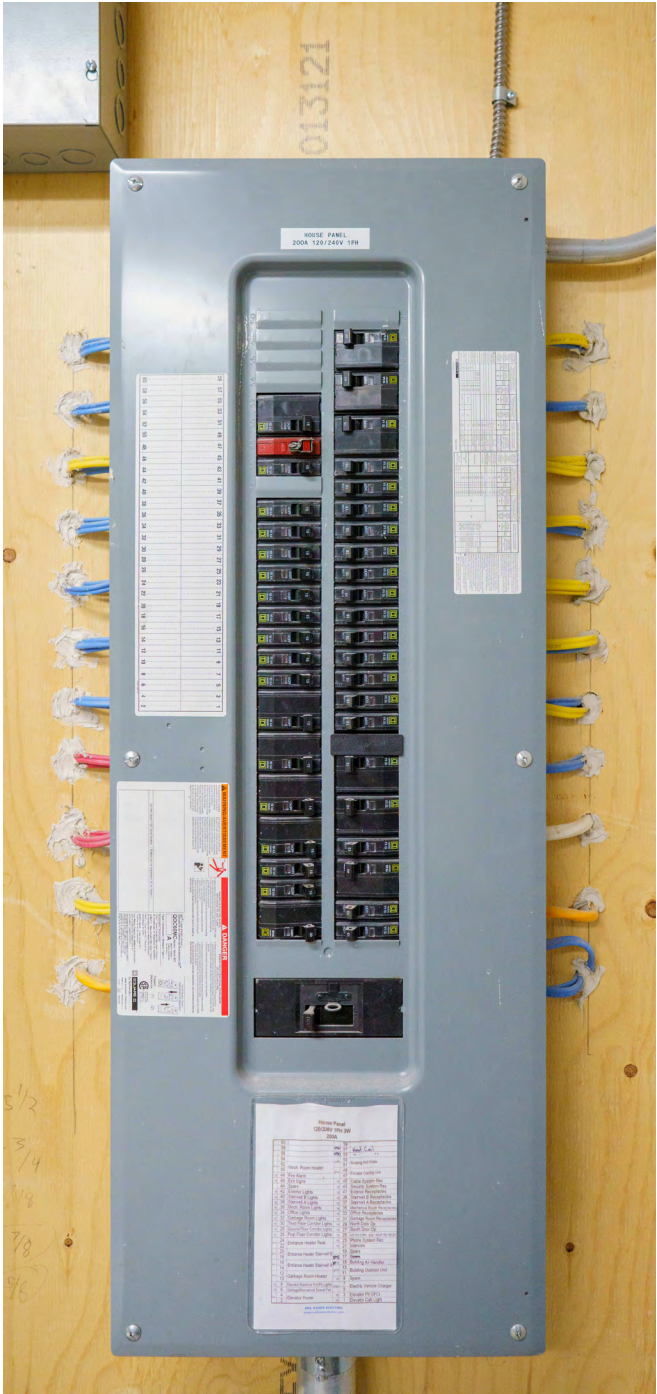


Property Description

Municipal Address	161 Beckwith Street North, Smiths Falls, ON K7A 2C7
Major Intersection	William St W & Main St
PIN	5269-0273
Original Construction	2021
Building Area	16,419 Sq. Ft.
Lot Size	0.41 acre
Lot Dimensions	Appx. 98.5 X 115 ft.
Storeys	Three storey rental building
Elevator	Yes
Zoning	C1
Ownership Type	Freehold
Parking	20 surface parking spots

SUITE BREAKDOWN

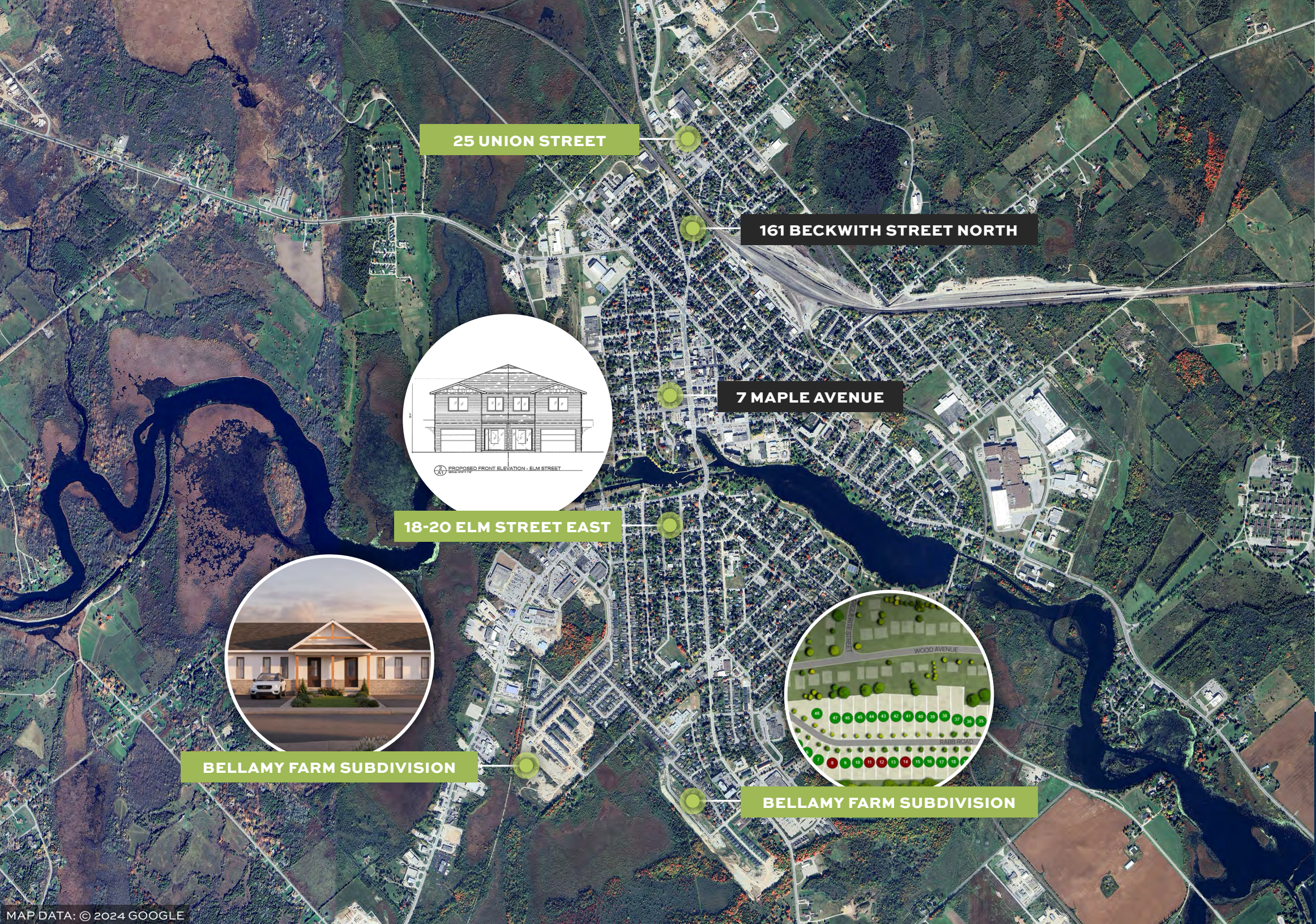
Suite Type	Suite Count	Suite Mix
Bachelor	3	19%
1-Bedroom	2	13%
2-Bedroom	8	50%
3-Bedroom	3	19%
Total	16	100%



Economic Overview

Smiths Falls is a growing and strategically positioned secondary market in Eastern Ontario, with a population of approximately 9,500 and a high density of 958 people per km². The town has seen over 800 new homes and apartments built in the past six years, driven by rising demand and affordability, with a median assessed home value of just \$165,000. Backed by over \$12.5 million in capital works in 2024 alone, Smiths Falls is investing heavily in infrastructure, including a new water tower, major road and sewer upgrades, and active transportation projects like the Confederation Bridge.

The town’s updated Community Improvement Plan (CIP) and Affordable Housing Strategy offer incentives for attainable housing, while the Official Plan update will guide growth for the next 25 years. Downtown and waterfront revitalization efforts, including the Canal District Master Plan and Heritage Conservation District Study, are enhancing the town’s appeal to residents, tourists, and investors. Smiths Falls also supports a strong business ecosystem, with over 100 businesses engaged in 2024, 11 new openings, and \$47,000 in grants issued through entrepreneurship programs. With VIA Rail access, proximity to Ottawa, and a potential High Frequency Rail connection, Smiths Falls offers affordability, infrastructure readiness, and long-term growth potential—making it a compelling destination for real estate investment.



Development Overview

2024 HIGHLIGHTS

The planning department has begun work on the Town’s new Official Plan, which will replace the current 2014 Official Plan and sets the stage for planning the next 25 years. The new Plan will identify the areas for future residential and nonresidential development that we need to set aside to meet our 25 year growth projections. The Plan will be centred around five key themes: downtown revitalization, housing, sustainability, community spaces and transportation. The first interactive open house was held in October 2024.

RABB STREET (CAMPBELL HOMES)	Permits were issued for 48 single family dwellings
BELLAMY FARM SUBDIVISION	Phase 3 of the Bellamy Farm Subdivision, comprising 156 townhouse units and new parkland and open space
18-20 ELM STREET EAST	Eight Plex

104
PERMITS ISSUED

\$17,422,423
IN CONSTRUCTION VALUE

The Offering Process



OFFERING SUBMISSIONS

Offers submissions should be sent to the attention of:
barbara.bardos@cbre.com

Offers maybe submitted for both
properties together or individually

Vendor: TDB Restructuring Limited, solely in its
capacity as Court-appointed Receiver.

7 MAPLE AVENUE & 161 BECKWITH STREET NORTH, SMITHS FALLS

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**Broker

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