

FOR SALE

11 WEST STREET

INVESTMENT APARTMENT BUILDING

A REVITALIZED INVESTMENT MULTI-RESIDENTIAL PROPERTY

BRANTFORD | ON

- The Property consists of a 4-storey apartment building with 26 furnished suites in a premium location
- Quiet, high demand rental area, nestled between two parks and steps to the vibrant downtown core
- Completely renovated in 2015-2016 to a condo quality with over \$1.1 million spent on upgrades in the last two years
- All suites are fully modernized with stainless steel appliances, elegant finishes and sophisticated furnishings
- Exceptional cash flow with above market rents
- Free and clear of mortgage debt
- Potential to add a suite
- Superior asset quality



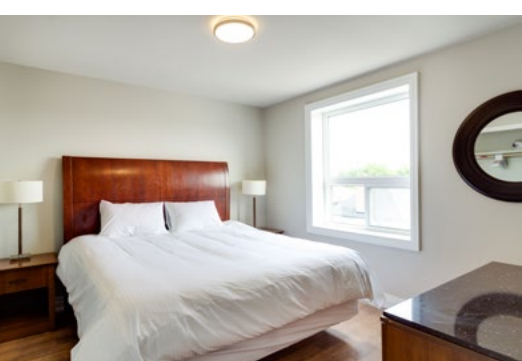
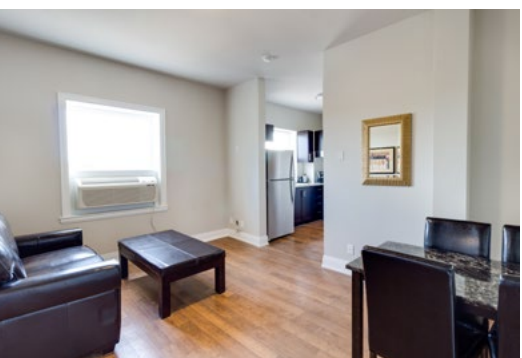
CBRE



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LOCATION

- The Property is located in Brantford, Ontario.
- Exceptional location in the heart of the city, only a short walk to the newly revitalized downtown area, OLG Casino and new Civic Centre.
- Within walking distance to all amenities including shopping, dining, entertainment, recreational facilities and universities.
- Excellent public transportation with nine bus routes which connect directly to the Downtown Transit Terminal, only five minutes away, along with the GO station and Greyhound Canada that serve to connect with local cities.

• Approximately 100 km from Toronto

LOT SIZE

13,503 square feet or 0.3 acres

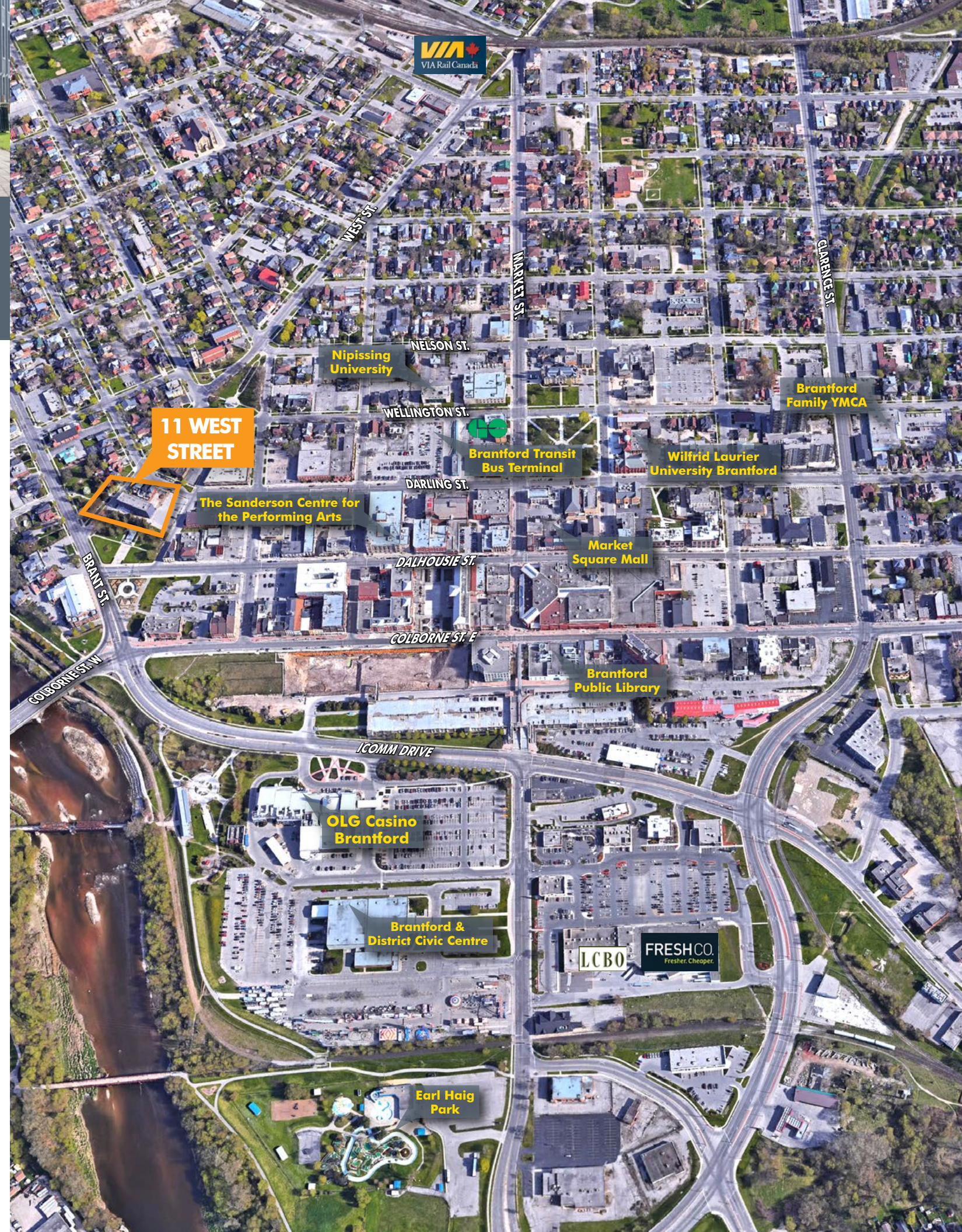
BUILDING

- The Property consists of a 4-storey multi-residential apartment building with 26 furnished suites.
- This building area is approximately 18,500 square feet plus partially finished basement.
- All suites and common areas have been completely modernized with high-end finishes.
- Major upgrades to mechanical, electrical and plumbing systems throughout the building.
- Addition of 8 brand new suites on the fourth floor with separate gas-fired furnaces.
- Brand new PTAC units installed in all remaining suites (2016).
- Main lobby features sliding glass entry doors with a FOB entry system and modernized elevator that serves all floors.
- 14 surface parking spaces, Common area laundry room located on the 2nd floor.

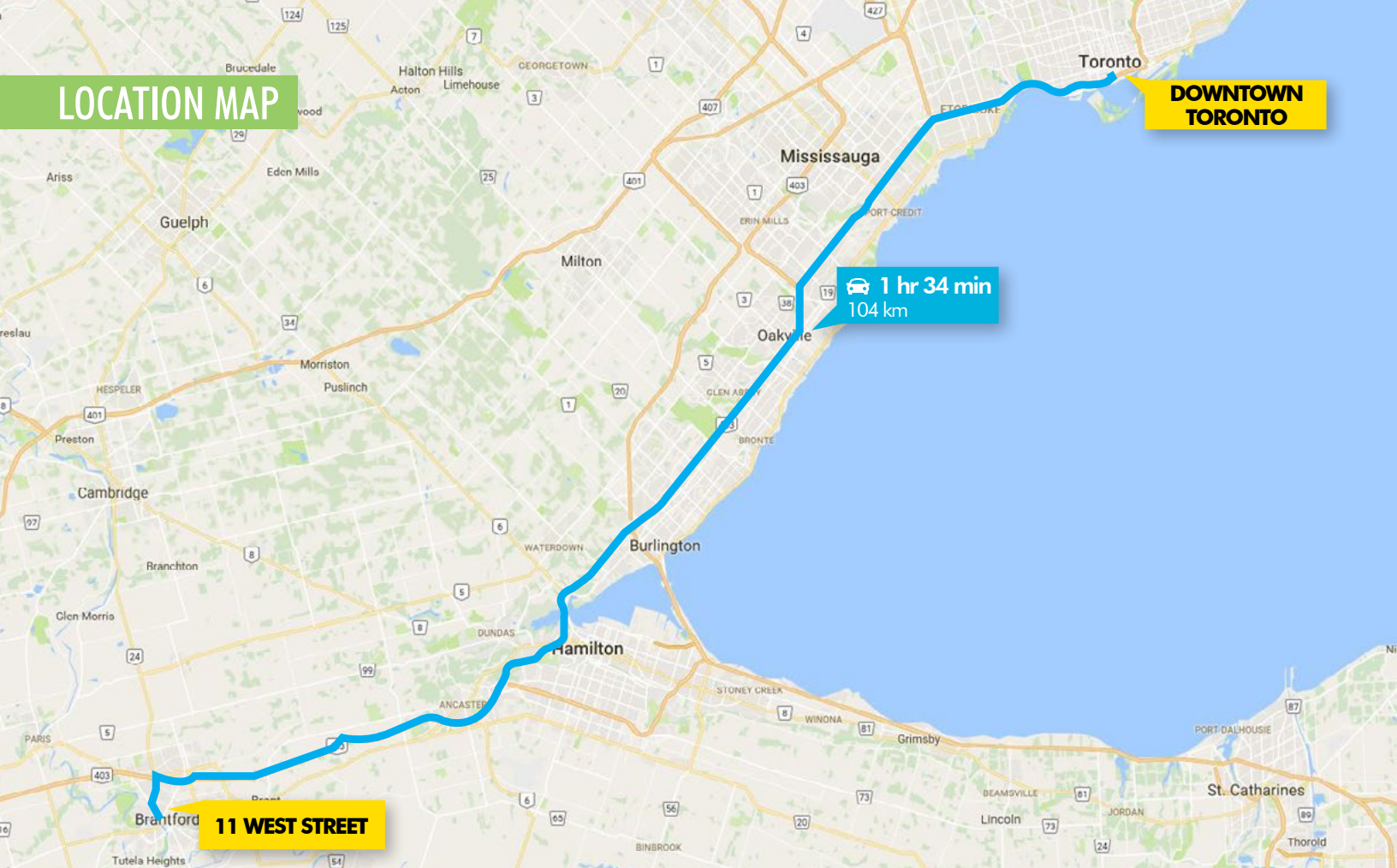
Type	# of Suites	Average Square Footage
Bachelor	1	369 sq. ft.
One Bedroom - Medium	5	355 sq. ft.
One Bedroom - Large	17	531 sq. ft.
Two Bedroom	3	710 sq. ft.
TOTAL	26	

HIGHLIGHTS

- Free and clear of mortgage debt
- Exceptional cash flow with above market rents
- Hydro is sub-metered, however some rentals include hydro



LOCATION MAP



CBRE Limited has been retained on an exclusive basis to arrange the sale of a multi-residential property in Brantford, Ontario. The property presents a rare opportunity to gain presence in one of Brantford's most prominent neighbourhoods around the vibrant downtown core.



SUBMISSIONS

Offers will be accepted on or after Tuesday, April 3rd, 2017 at 2:00pm.

FOR MORE INFORMATION, PLEASE CONTACT

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