

**“Union Apartments” 86, 84, 80 Union Boulevard
& 571 York Street, Kitchener-Waterloo, ON**

5.5% Cap Rate
Turnkey suites
Family neighbourhood
Steps to WRHN Hospital

FOR SALE

INVESTMENT SUMMARY Premium Low-Rise with Strong Rental Income and Long-Term Value

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REAL COMMERCIAL GROUP
Real Estate. Real Solutions.



The Opportunity

Real Commercial Group has been exclusively retained to advise on the sale of **Union Apartments – 86, 84, 80 Union Boulevard and 571 York Street**. This is an excellent chance to acquire a **stabilized, cash-flowing multifamily portfolio** in one of Ontario's fastest-growing urban markets. With strong rental demand, and close proximity to transit, hospitals, downtown Waterloo, and major employers, Union Apartments offers immediate income and long-term value.

BUILDING DETAILS

Legal Description	PLAN 203 LOT 140 PT LOT 115 PT LOT 138 PT LOT 139 PT LOT 141
Age of Roof	September 2023
Lot Size	10,263 SF
GBA	16,093 SF
Year Built	1944
Heating Type	Gas furnace
Hot Water Source	Shared system
Hydro Metering	Separate meters
Parking	9 Surface spaces
Laundry	2 Units
Storage	No
Management	Effort Trust
Zoning	SGA-1
Total Units	22

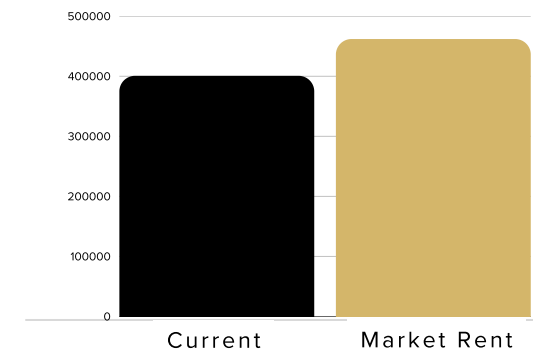
KEY FINANCIAL METRICS

Cap Rate	5.5%
Current Annual Rent	\$400,721
Current NOI	\$279,030
Sale Price	\$5,350,000
\$/Suite	\$243,182

SUITE MIX

TYPE	UNITS	IN-PLACE RENT	MARKET RENT	GAP TO RENT
1-Bed	22	\$1,517	\$1,750	\$236

Rent Comparison





A well-maintained, four-building multifamily opportunity offering **scale, stability, and upside** in Kitchener-Waterloo.

- **96 residential suites** across two low-rise walk-up buildings (4 addresses) with spacious layouts and on-site parking.
- **Proven operational stability** with strong in-place rents and professional management.
- **Prime location** steps to public transit, major employers, universities, and only a 20-min walk to downtown Waterloo.

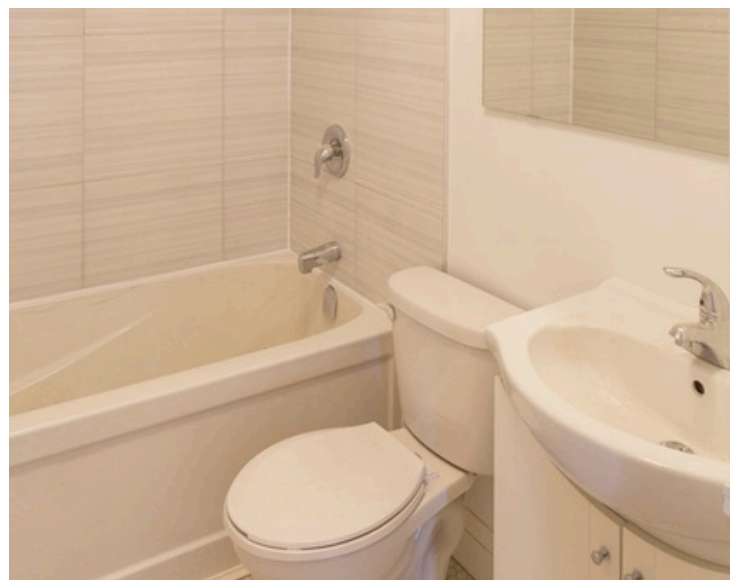
SUITE MIX

22

1-Bedroom

Unit Features

- | | |
|-------------------|------------------------------|
| ✓ Parking | ✓ Oversized Original Trim |
| ✓ On-site Laundry | ✓ Stove, Fridge |
| ✓ New Kitchens | ✓ Stainless Steel Appliances |





Downtown Waterloo
Waterloo Town Square



Major Hospital
WRHN Hospital@Midtown



Parks
Victoria Park: An Urban Oasis



Transit
Buses & LRT Stations

The Waterloo Region is **Canada's 3rd fastest-growing community**, outpacing major cities like Toronto and Montreal in population growth

Established Neighbourhood

These properties benefit from a wonderful sought-after residential neighbourhood with tree-lined streets convenient access to a wide range of amenities, and a **20-min walk to downtown Waterloo**.

Steps to WRHN Hospital @ Midtown

Ideally located to capture tenant demand from the region's largest employers, including WRHN Hospital@Midtown (10-minute walk). Also a short 7-min drive to University of Waterloo and Wilfrid Laurier's campuses.

Walkable to Transit

Steps from the ION LRT (Grand River Hospital Station) and major bus routes, with quick access to arterial roads and highways, the properties offer unmatched regional connectivity -enhancing rental appeal for **healthcare and city workers**.



Union Apartments

Grocery Stores

Transit

Parks

Schools

Community Centres

Arts & Culture



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**86,84,80 Union Boulevards and
571 York Street**
Kitchener-Waterloo, ON
Multi-Residential

Offering Guidelines

To facilitate evaluation, offers should include the following information:

- Proposed Purchase Price
- Legal Name of the Purchaser
- Names of Ultimate Beneficial Owners and Ownership Percentages
- Evidence of Financial Capability to Complete the Transaction
- Confirmation that the Property Will Be Purchased on an "As-Is, Where-Is" Basis
- Proposed Conditions and Transaction Timeline
- Delivery Details for Legal Notices (email & mailing address)

Offers may be submitted using a Letter of Intent or Agreement of Purchase and Sale. The Vendor reserves the right to accept or reject any offer and may remove the property from the market at its sole discretion.

Data Room Material

A data room has been prepared and access will be granted upon receipt of a signed Confidentiality Agreement. Please contact the listing agents to initiate this process.



Please contact listing agents to discuss pricing

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