



4335 Ontario Street

Beamsville, ON

Fully leased multi-residential building
available for purchase



WELCOME TO 4335 Ontario St

WELCOME TO THIS STUNNING NEWLY BUILT MULTI-RESIDENTIAL building, situated in a prime central location. This building features six 1 bedroom units spread across three floors. Each unit boasts a spacious walk-in closet in the bedroom, one full bathroom, laundry room, and an open-concept living room and kitchen area. The kitchens come complete with all appliances and feature an island, making them ideal for entertaining guests. The building is already fully leased, highlighting the high demand for quality rental units in this area. This property is an excellent investment opportunity for those looking to add to their real estate portfolio.

For more information on this property, please complete the [CONFIDENTIALITY AGREEMENT](#).

Details

SIZE	6 one bedroom units
ASKING PRICE	\$2,950,000
AVERAGE RENT	\$2,000.00 per month
PARKING	8 stalls on site

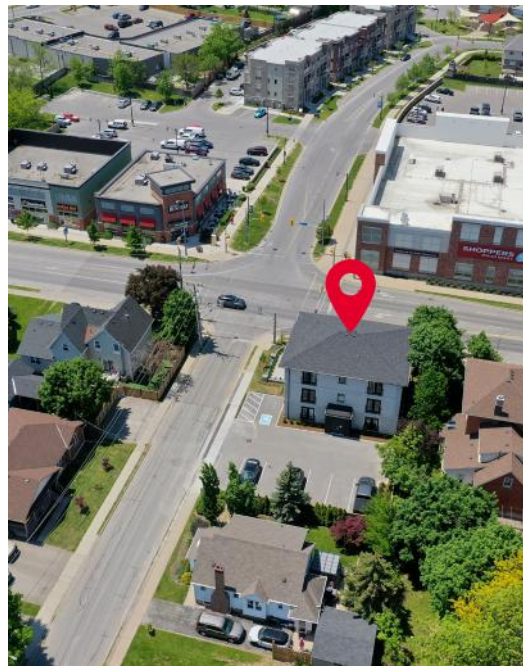
Highlights

- Newly built multi-residential
- Features six 1 bedroom units on three floors
- Separately metered hydro
- Fully leased
- Existing financing to be assumed
- Each unit has its own HVAC



NEIGHBOURHOOD OVERVIEW

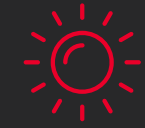
Welcome to Beamsville, a vibrant and growing community. With its small-town charm and easy access to all amenities, Beamsville is an ideal place to call home. For outdoor enthusiasts, Beamsville offers a range of parks and recreation facilities. Beamsville is home to a wide range of shopping and dining options. King Street (HWY 81) runs through the centre of Beamsville, providing easy access to neighbouring communities and amenities. The Beamsville Medical Centre is located nearby, providing comprehensive healthcare services to the community. Beamsville is an ideal place to live, work, and play.



Demographics (10km radius)



Population
50,776



Daytime Population
41,507



Total Households
19,332



Avg. Household Income
\$123,629



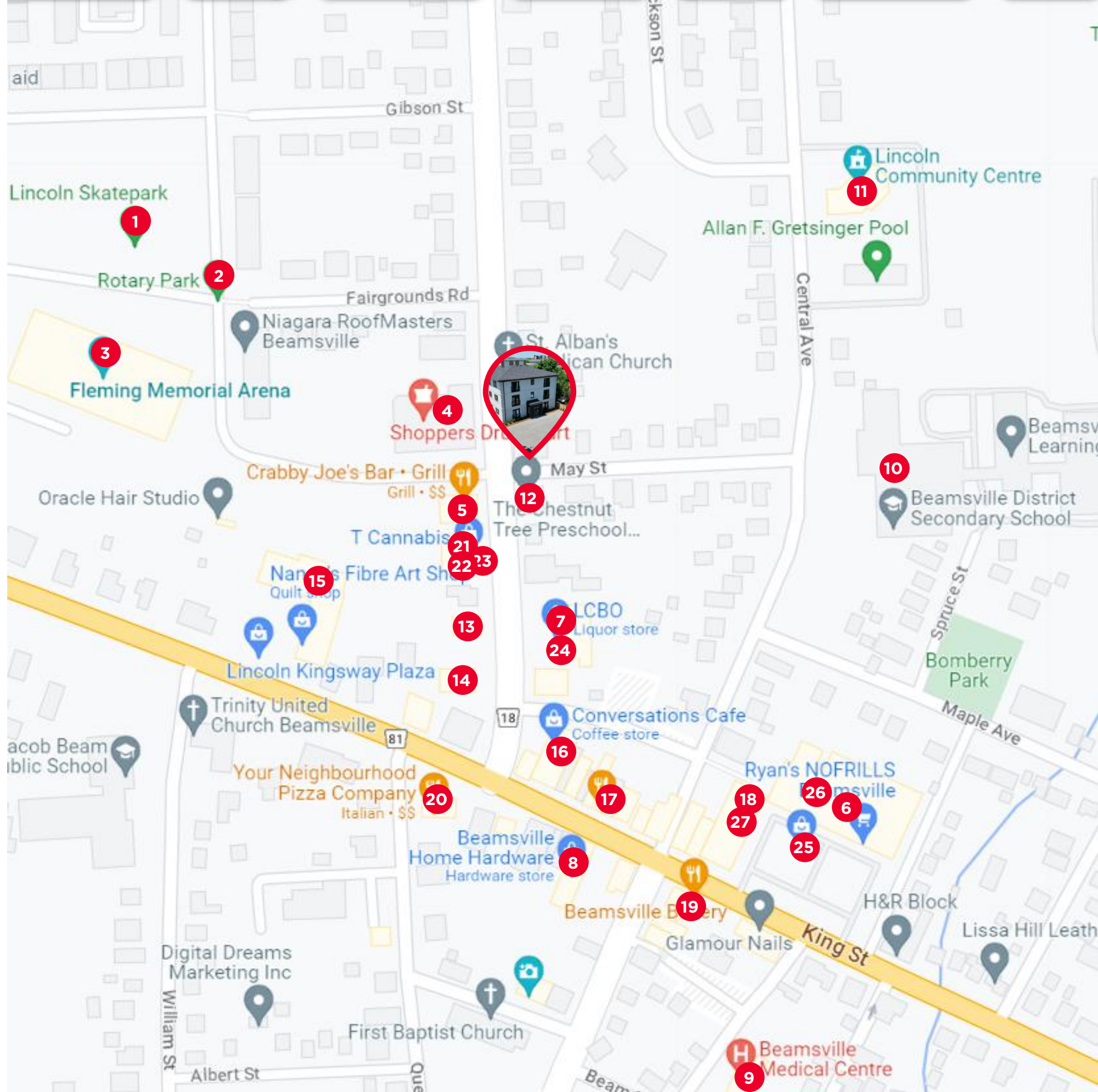
Traffic Count
14,700



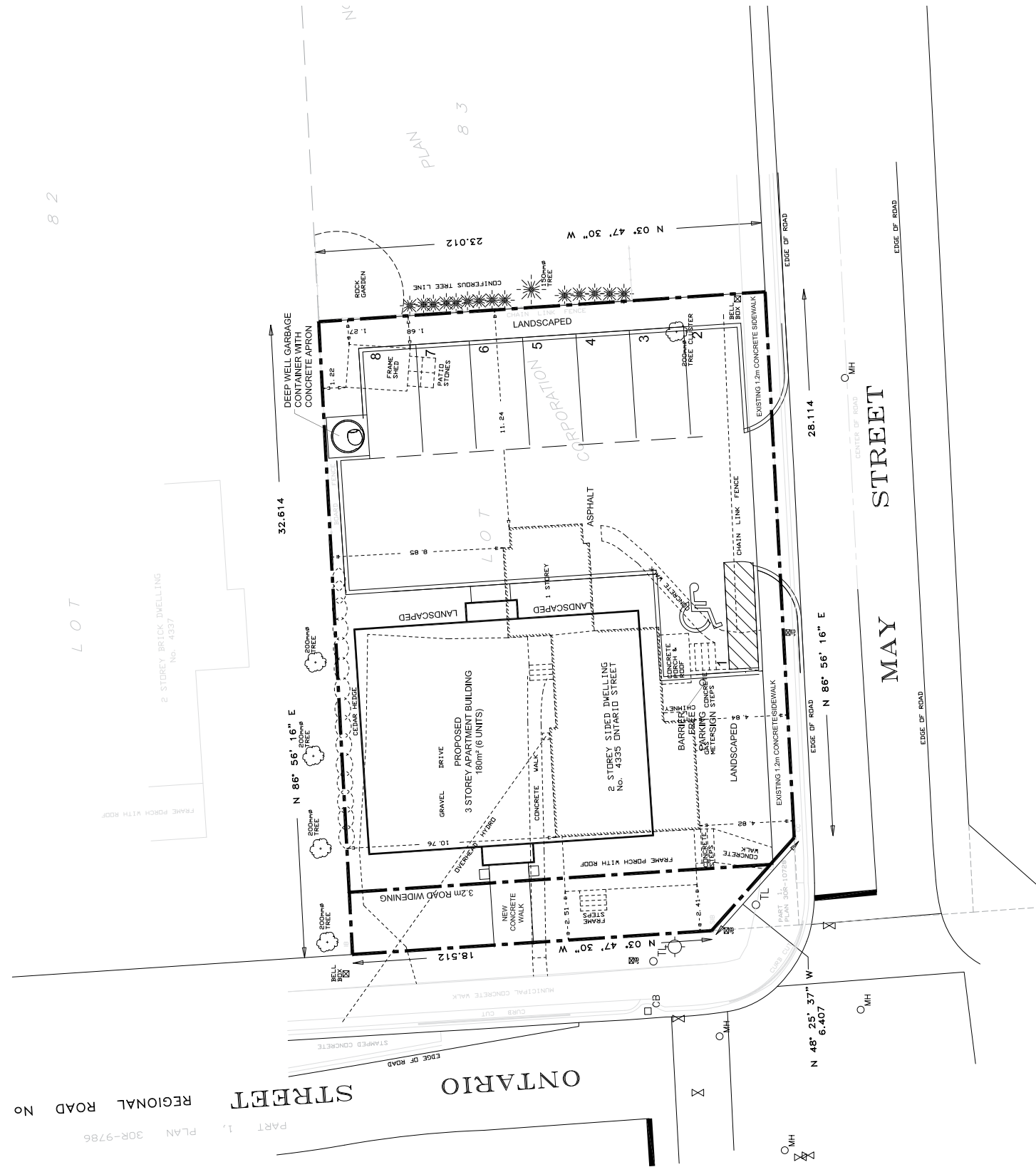
Pedestrian Score
41

NEIGHBOURHOOD AMENITIES

- 1. Lincoln Skatepark
- 2. Rotary Park
- 3. Fleming Memorial Arena
- 4. Shopper Drugmart
- 5. Crabby's Joe's Bar & Grill
- 6. NoFrills
- 7. LCBO
- 8. Home Hardware
- 9. Beamsville Medical Centre
- 10. Beamsville District Secondary School
- 11. Lincoln Community Centre
- 12. The Chestnut Tree Preschool
- 13. Brush Beauty Studio
- 14. RBC Royal Bank
- 15. Fusion Latina
- 16. Conversations Cafe
- 17. Coastal Kitchen & Bar
- 18. Dani Sushi
- 19. Beamsville Bakery
- 20. Your Neighbourhood Pizza Company
- 21. Domino's Pizza
- 22. Indian Hut
- 23. Donato's
- 24. Beer Store
- 25. CIBC
- 26. Paulmac's Pets
- 27. Subway

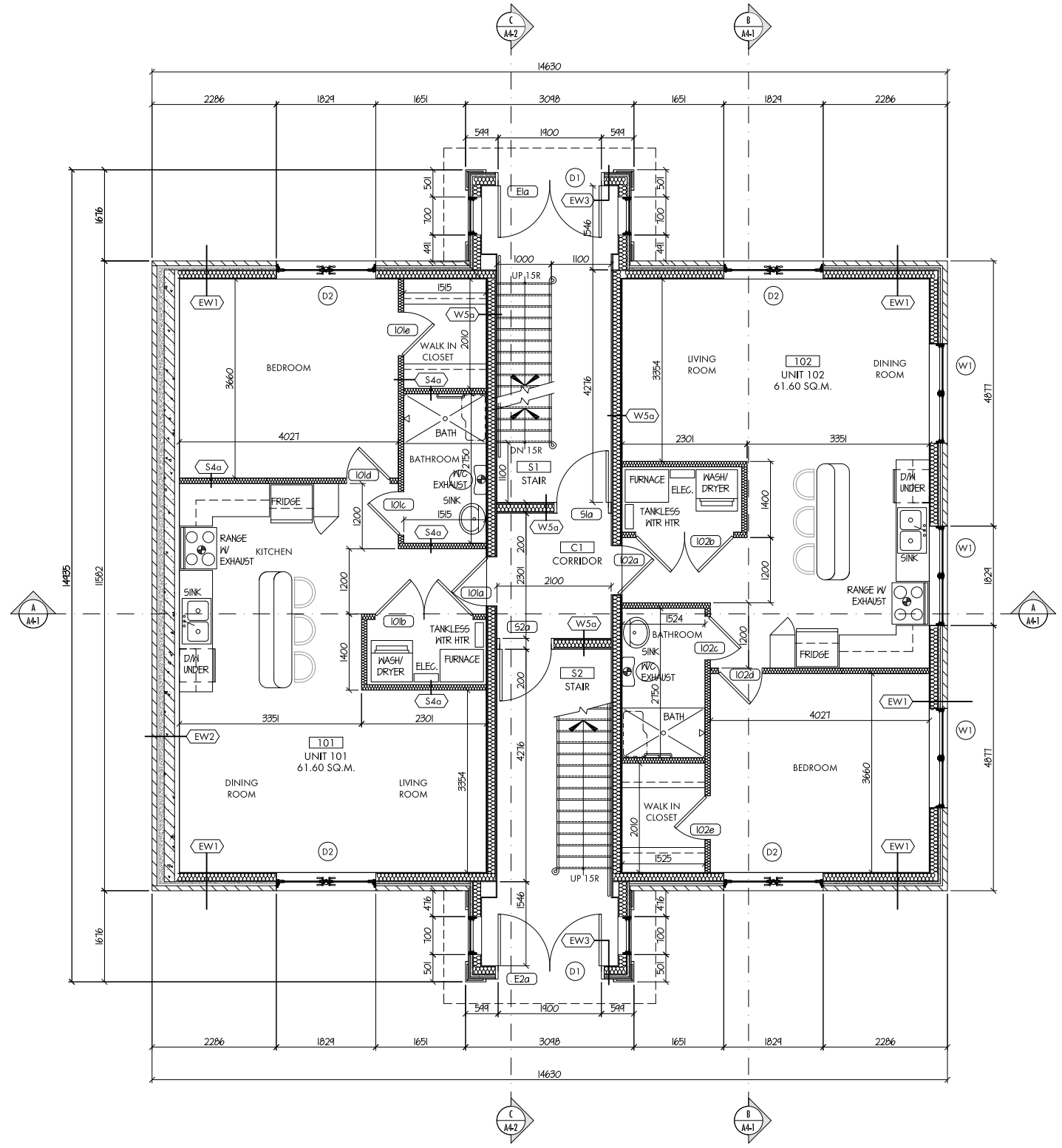


Site Plan



Floor Plan

Ground Floor







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