



# 7 UNITS FOR SALE

50 WELLAND AVE,  
ST. CATHARINES

**\$1,489,000**

Looking to grow your portfolio with a reliable income property? This well-maintained 7-unit building is ideally situated in the heart of downtown St. Catharines, steps to shopping, dining, public transit, and the city's ongoing revitalization. Benefit from the on-site parking, a low-maintenance exterior, and the added convenience of on-site laundry for extra income. This is a smart, turnkey opportunity in a high-demand rental area, perfect for any investor looking for stability and growth with a positive cash flow and a strong cap rate. .  
Financials available.

**BOOK NOW**

## Features:

- ✓ Bedrooms  
3 x 1 bdrm units  
4 x 2 bdrm units
- ✓ Fully Occupied
- ✓ New Hot Water Tank
- ✓ Onsite Parking
- ✓ Updated Units

## Financials:

Yearly Gross Income  
\$124,000

Yearly Expenses  
\$25,000

Cap Rate  
6.64%

Price Per Unit  
\$212,714



Contact Us

**905-380-4338**



phyllis@revelrealty.ca



www.thedeproteam.ca



Revel Realty Inc., Brokerage

8685 Lundy's Lane Unit 1

Niagara falls ON L2H1H5