

MULTIFAMILY SALES & ADVISORY

MULTI-RESIDENTIAL

Investment Opportunity



109 DIVISION ST N, KINGSVILLE, ON | 34 UNITS | FOR SALE

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THE Offering

Fergo Group has been retained as the exclusive agent to arrange for the offering and sale of 109 Division St N in Kingsville, Ontario (the “Property”). The Property comprises a 34-suite, purpose-built multi-residential apartment building on a rare 1.34-acre lot in a central location in Kingsville. Built in 1974 with timely improvements, this three-and-a-half storey walk-up is well-maintained, offering ample parking, storage, and on-site laundry facilities. The Property features 22 one-bedroom and 12 two-bedroom suites, with 10 suites fully renovated, providing secure cash flow and long-term upside potential with rents below market value. Suites are separately metered. This property is being sold on an “as-is, where-is” basis.

PROPERTY INFORMATION

Property Address	109 Division St N, Kingsville, ON N9Y 1E3
Asking Price	\$5,800,000
Legal Description	PT LT 1 CON 1 EASTERN DIVISION GOSFIELD (KINGSVILLE); PT BLK A PL 1182 KINGSVILLE AS IN R1265180; S/T R398145; S/T R387279; KINGSVILLE
PIN	751740103
Lot Dimensions	210.21 Ft x 276.28 Ft x 215.42 Ft x 95.06 Ft x 6.94 Ft x 180.80 Ft
Lot Size	1.343 Acres
Zoning	R-3 FP
Property Taxes (2026)	\$30,945.42

BUILDING INFORMATION

Property Type	Purpose Built, Multi-Residential Apartment Complex
Year Built	1974
Stories	3.5 Storeys
Residential Units	One Bedroom: 22 Two Bedroom: 12 Total: 34
Average In-Place Rent / Suite	\$1,009
Average Market Rent / Suite	\$1,721
Parking Spaces	39 Spaces
Residential Occupancy	100%
Projected Yr 1 NOI	\$305,725
As-Is Cap Rate	5.27%
Financing	Treat as Clear

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INVESTMENT *Highlights*



60%+ Upside Potential with Below Market Rents

- 100% Occupied with an Average In-Place Rent of \$1,009 Per Month
- Potential to Increase Average Rent to \$1,721 Per Month at Market



Value Already Added

- 10 Suites Fully Renovated to a Modern Standard
- New On-Site Storage Area Created, Adding Amenity and Income Potential



Highly Accessible Central Kingsville Location

- Centrally Located Minutes From Kingsville's Main Street
- Close to Groceries, Schools, Parks and the Lake Erie Waterfront



Optimal Configuration

- Practical Blend of One & Two Bedroom Apartments
- Purpose Built Apartment Construction



Rare 39 Parking Stalls with Visitor Parking

- Well Maintained with Ample Surface Stall Availability
- Desirable Ratio of Over 1 Parking Stall Per Unit

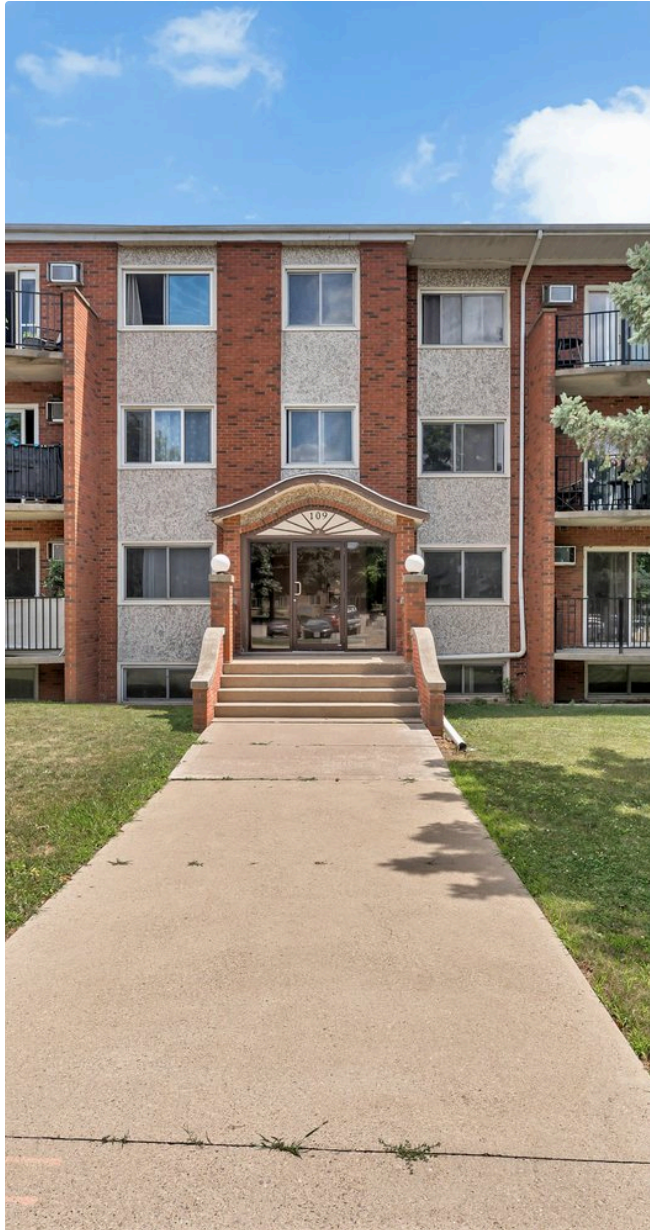


*Property outline is approximate — 1.34 acre site

100 DIVISION STREET, KINGSVILLE, OH — FOR SALE

EXTERIOR

Pictures —————



INTERIOR

& Suites —————



Central Kingsville — Nearby Amenities

- FreshCo & Zehrs Grocery 2 min
- Kingsville Variety & LCBO 1 min
- Main Street Pharmacy / IDA 1-2 min
- Downtown Dining — Thai Palace, Eclectic Love, 106 Wigle 1-2 min
- TD, CIBC & Libro Credit Union 1-2 min
- Home Hardware Building Centre 2 min
- Kingsville Arena Complex 3 min
- Lakeside Park & Lake Erie Waterfront 3 min

**SUBJECT PROPERTY
109 DIVISION ST N**

CENTRALLY LOCATED
Minutes from Numerous Amenities



To access the complete financial package, rent roll, and data room for 109 Division St N, please return a fully executed copy of the Non-Disclosure Agreement (NDA) below.

Please contact the listing team for a detailed understanding of the offering process or for further information.

DOWNLOAD: Non-Disclosure Agreement (NDA)

CONTACT US

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