

# Investment Opportunity

## WATERFORD, ON



Sunridge Apartments  
46 Auty Street, Waterford, ON  
40 Units  
**LIST PRICE: \$1,995,000**



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# Sunridge Apartments

## Waterford, Ontario

### AT A GLANCE

Addresses	46 Auty Street
City, Province	Waterford, ON
Location	Close to Main St.
# of Units	40
Storeys	2½ storey walkup
Year Built	1975
Net Operating Income	\$110,000
Asking Price	\$1,995,000
Asking Price / Unit	\$49,875
Parking	43



### UNIT BREAKDOWN

Unit Type	# Units	Sq. Ft.	%
1 Bedroom	25	600	62.5%
2 Bedroom	15	1100	37.5%
<b>Total</b>	<b>40</b>		<b>100%</b>

\*Approximate





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### KEY STRENGTHS

- ❖ Newly renovated units
- ❖ Bright spacious units
- ❖ Strongly positioned in a secondary market
- ❖ Steps to shopping and other amenities



### Offering Process

The Seller intends to make detailed information available on this Property to qualified prospective buyers upon the execution of the Seller's Confidentiality Agreement. Shortly following the return of the Confidentiality Agreement, qualified prospective buyers will be provided access to detailed information on the Property via Rock Advisors Inc.'s password protected files on Rock's website and/or through Rock Advisors Inc.'s data room.

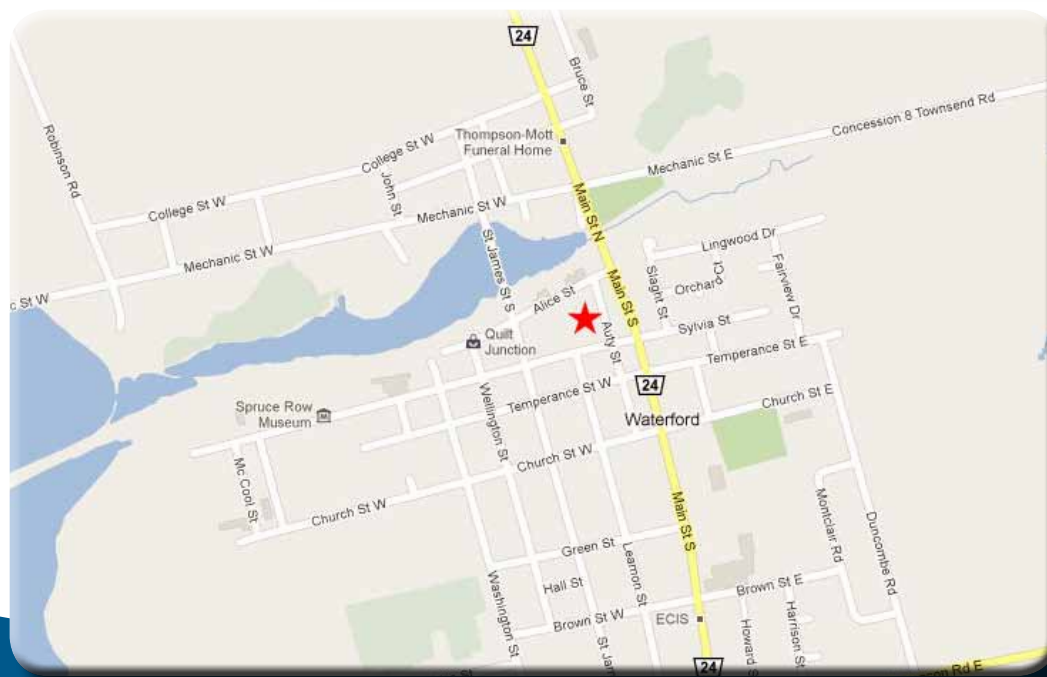
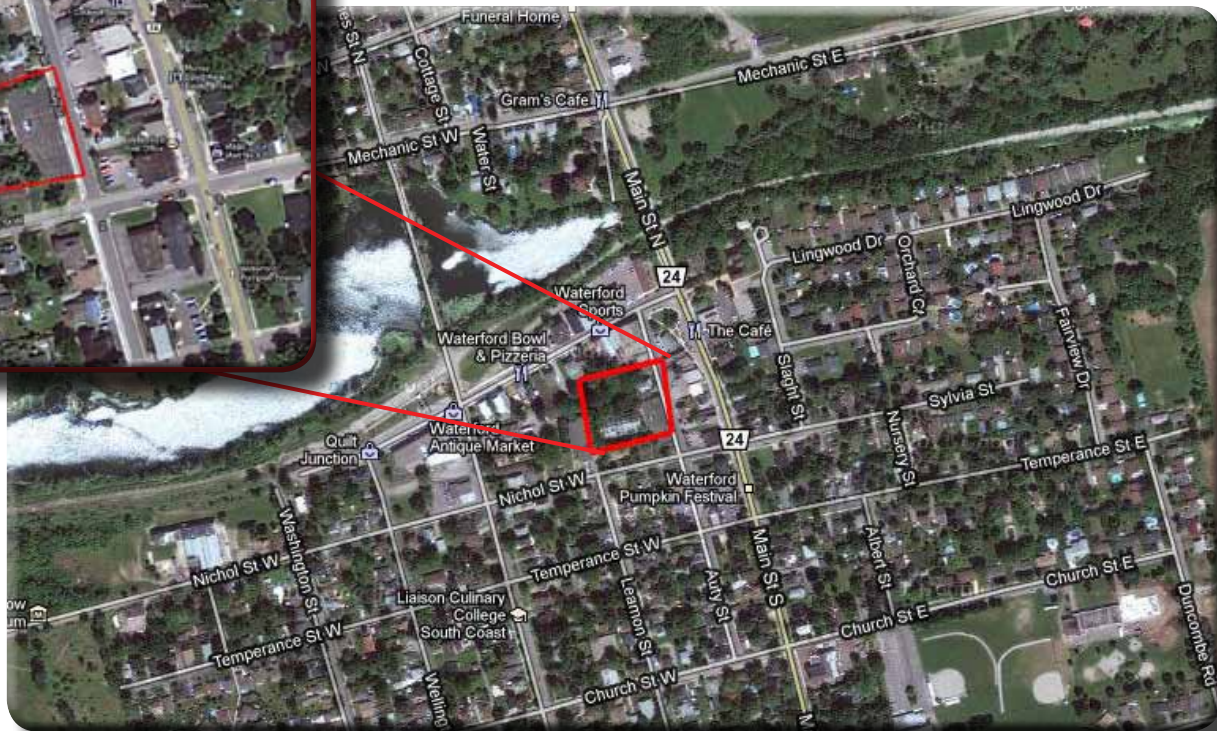


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