

Colliers

Leamington & Essex Multifamily Portfolio

75 multi-residential suites
located in southwestern Ontario

For Sale



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Leamington & Essex

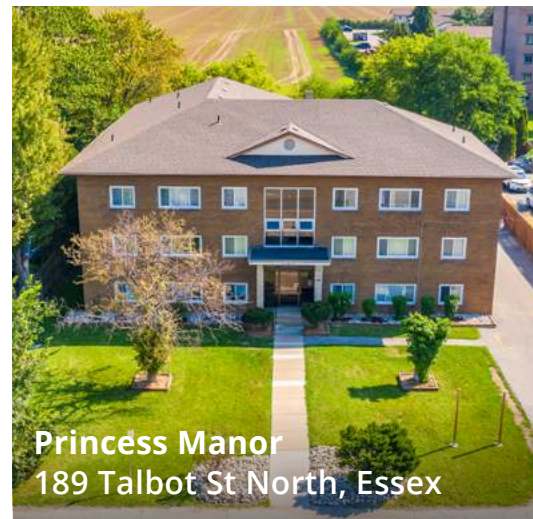
Multifamily Portfolio

The Offering

Colliers is pleased to introduce the Leamington & Essex Multifamily Portfolio which offers investors a rare opportunity to acquire 75 multi-residential suites strategically located in high-demand tertiary markets. Each of the three properties are situated in amenity rich locations which are easily accessible by car or foot.

The properties are being offered for sale individually or as a portfolio, with submissions to be evaluated primarily on the consideration of the assets, the method of payment for consideration, the prospective purchaser's ability to complete the transactions, the form of offers and the proposed date and conditions of closing. The Vendor expects to receive offers in October 2021 with the bid date to be communicated at least two weeks in advance.

[Home](#)



37-43 Lutsch Avenue comprises two, 3-storey, multi-residential buildings connected by an enclosed skywalk. 37 Lutsch Avenue is a thirteen-suite apartment building and 43 Lutsch Avenue comprises nineteen multi-residential suites.

This professionally managed, 32-suite apartment complex is a turnkey investment opportunity strategically positioned in the East Leamington neighbourhood. Close to many local amenities, this property is also a short drive to the Windsor International Airport and the Ambassador Bridge.

[Home](#)

[37-43 Lutsch Avenue](#) | [37-43 Lutsch Avenue](#)

Leamington Manor [37-43 Lutsch Avenue, Leamington, ON](#)



Municipal Address	37-43 Lutsch Avenue, Leamington, ON
Legal Description	LTS 21-23 PL M11 LEAMINGTON S/T LT3407, MS34518
Lot Size	0.94 AC (328 feet x 125 feet)
Construction	Brick, concrete block
Year Built	1971 & 1973
Building Size	3-Storey
Suites	32
Suite Mix	22 - one bedroom 10 - two bedroom
Parking	Approximately 40 Spaces
Laundry Facility	On-site
Heating Plant	Electric Baseboards
Financing	Free & Clear

6-8 Garrison Avenue is comprised of three multi-residential buildings: Two 11-suite, 2.5 storey apartment buildings and a 4-suite maisonette-style building. The Property has undergone numerous capital upgrades, including a new roof in Fall 2021.

These purpose-built assets are located in the heart of Leamington in a mature residential neighbourhoodsurrounded by greenery.

Home



| 6-8 Garrison Avenue |

Garrison Manor 6-8 Garrison Avenue, Leamington, ON



Municipal Address	6-8 Garrison Avenue, Leamington, ON
Legal Description	PT BLK A PL 1596 LEAMINGTON AS IN R1401473; S/T R204446; LEAMINGTON
Lot Size	1.13 AC
Construction	Brick, concrete block
Year Built	Circa 1970
Building Size	2.5-Storey
Suites	26
Suite Mix	4 - One Bedroom Maisonette 20 - one bedroom 2 - two bedroom
Parking	Approximately 20+ Spaces
Laundry Facility	On-site
Heating Plant	Electric Baseboards
Financing	Free & Clear

189 Talbot Street North comprises one, 3-storey multi-residential building. This recently renovated 17 suite apartment building is strategically located in the main commercial hub of Essex. The apartment building is complete with a new roof, new windows and 10 repositioned suites since Fall 2017.

Princess Manor is well positioned for future growth as the nearby area continues to be redeveloped. A short drive away, Essex Town Centre is under construction which features approximately 250 homes being built by Valente Homes.

Home



| 189 Talbot Street

Princess Manor 189 Talbot Street North, Essex, ON



Municipal Address	189 Talbot Street North, Essex, ON
Legal Description	PT LT 284 CON NTR INCLUDING BLOCKS 29 TO 35 MAIDSTONE (ESSEX) AS IN R1434849; LAKESHORE
Lot Size	0.62 AC (100 feet x 225 feet)
Construction	Brick, concrete block
Building Size	3-Storey
Suites	17
Suite Mix	12 - one bedroom 5 - two bedroom
Parking	Approximately 24 Spaces
Laundry Facility	On-site
Heating Plant	Electric Baseboards
Financing	Free & Clear

Leamington

As one of Canada’s most southerly municipalities, Leamington is surrounded by green space and natural attractions such as Point Pelee and Lake Erie. With easy access to Highway 401 an international connection is only 45 minutes away at the Windsor Detroit border crossing.



Population
21,300



Median Age
41.8



AVG HH Income
\$88,898

Home

Local Amenities

1	LCBO
2	Starbucks
3	Shoppers Drug Mart
4	Winners
5	FreshCo
6	Domino’s Pizza
7	RBC
8	Canadian Tire Gas
9	Petro-Canada
10	Giant Tiger
11	Leamington Mall
12	Real Canadian Superstore



Leamington |



Essex

Essex is an urban community with strong agricultural roots. Featuring wineries, hiking trails, and a variety of every day amenities, Essex is positioned only 15 minutes from highway 401. This proximity provides direct access to other Ontario markets and Ambassador Bridge - North America's busiest international border crossing.



Population
28,098



Median Age
44.7



AVG HH Income
\$96,635

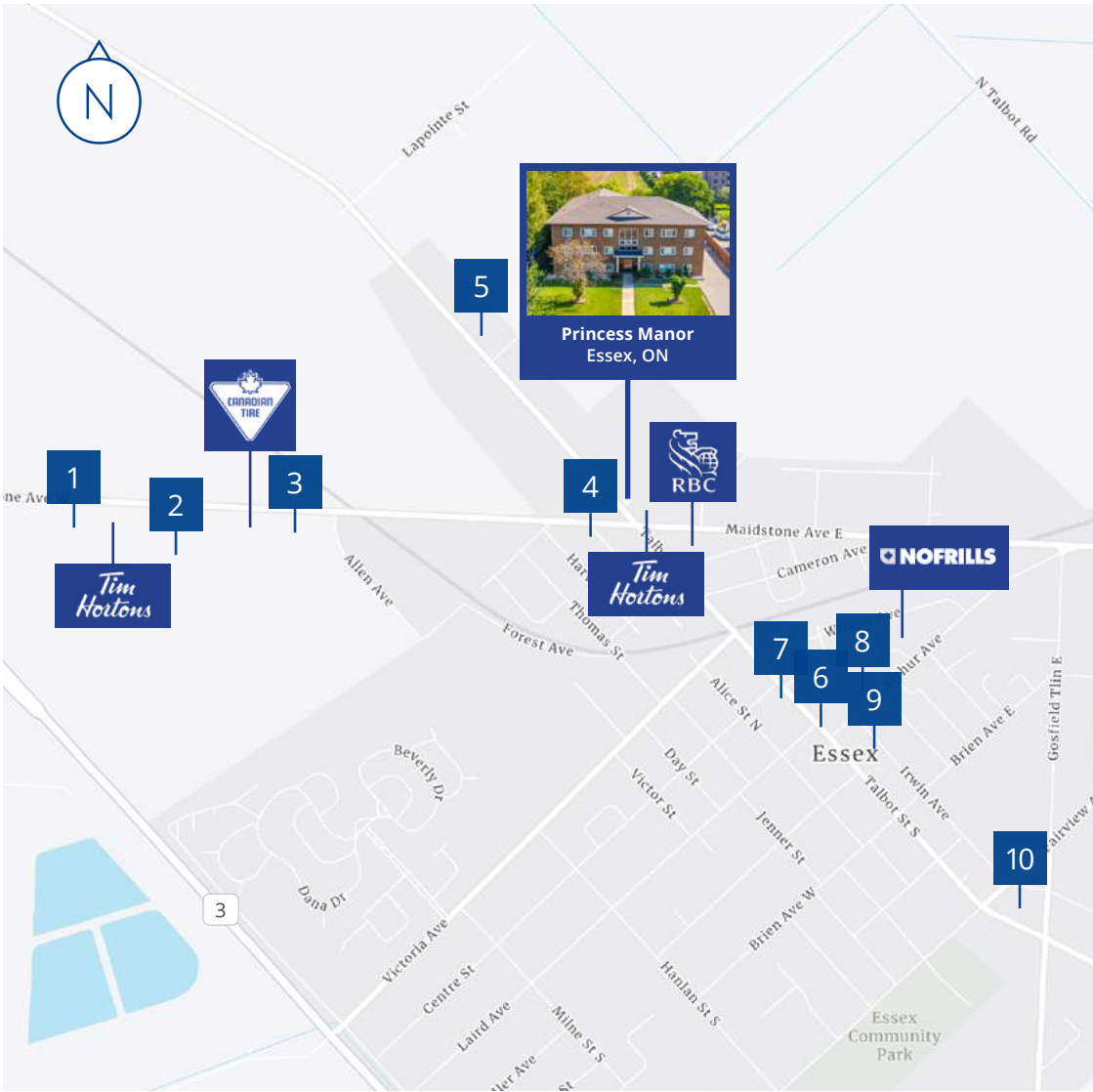
Home



Essex

Local Amenities

1	McDonald's
2	6 New Retail Units (2022)
3	Mark's
4	The Beer Store
5	Subway
6	LCBO
7	CIBC
8	Shoppers Drug Mart
9	BMO
10	Foodland



Leamington
& Essex

Multifamily Portfolio



Home

Highlights |

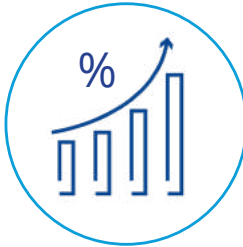
Investment Highlights



Professionally Managed,
Turnkey Income
Properties



High Performing Assets.
2/3 Separately
Metered



99% Historical
Occupancy Rate



Extensive Capital
Upgrades Recently
Completed



45/75 Suites Repositioned
Since 2017

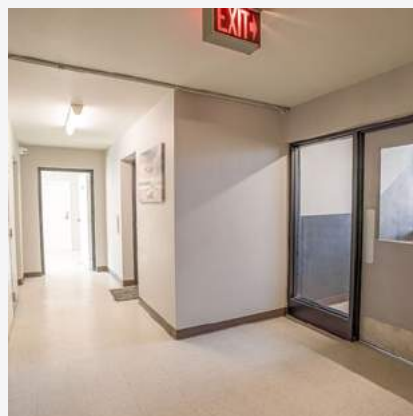
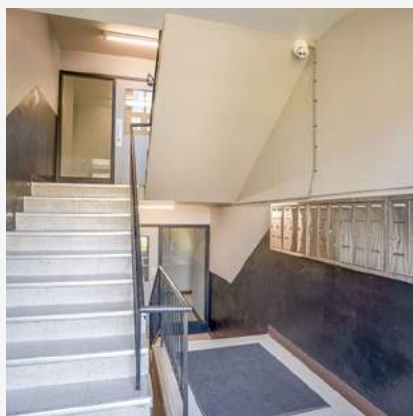


Additional 36%+ Rental
Upside Available



Located in High-Demand
Tertiary Markets

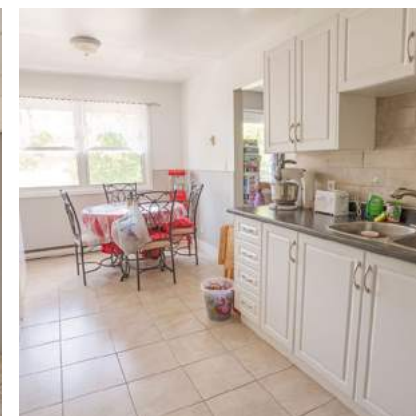
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