

For Sale

Colliers

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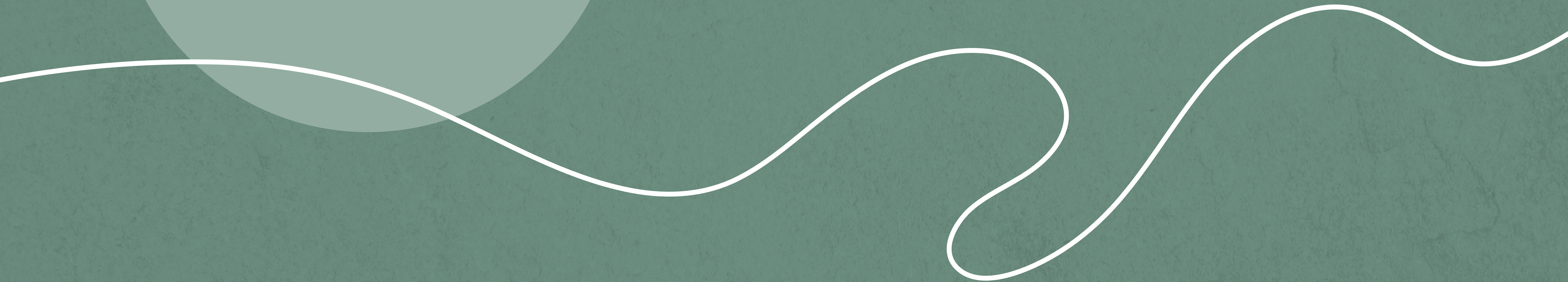
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# 01 executive summary



# executive summary

Colliers Macaulay Nicolls Brokerage Inc. (the "Advisor") is pleased to offer for sale a 100% freehold interest in 56 South Forster Park Drive (the "Property") in the heart of Oakville.

Located within a 5-minute drive from downtown Oakville, this offering includes a freestanding, 15-unit low-rise apartment building. All units are two-bedroom units, with one unit vacant at the time of sale. The Property benefits from stabilized income, owned laundry facilities, and additional parking revenue. The Property has a projected Year 1 Net Operating Income of \$170,877 and is ideal for investors seeking significant upside potential in one of the GTA's most desirable submarkets. Significant

upside potential exists through rent adjustments on tenant turnover, making this an excellent option in a supply-constrained market.

Beyond the strong underlying fundamentals, the Property is well-kept and provides a welcoming atmosphere to tenants. The suites have been renovated upon vacation, and the common areas feature mid-century design details, creating a warm environment that residents are proud to call home.



# 02 **property overview**

# property summary

Address 56 South Forster Park Drive, Oakville, ON

Site Area 17,424 SF (0.4 Acres)

Number of Units 15

Storeys 3 + Basement

Suite Mix Two Bedroom: 100%

Current Zoning RM4

Year Built 1954

Last Sale Date August 30, 2016

Last Sale Price \$3,100,000



5-Minute drive to  
downtown Oakville



Stabilized property  
with significant upside



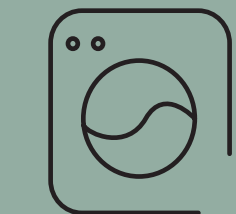
Projected Year 1 NOI of  
\$170,877, with further income  
growth potential



Strong upside potential through  
rental increases on unit turnover  
(one vacant unit at time of sale)



All hydro separately metered  
and paid directly by tenants



Owned laundry machines  
provide additional income



click on floor level  
to explore floor plans

**56** south forster  
park drive

# floor plans

click on floor level  
to explore floor plans

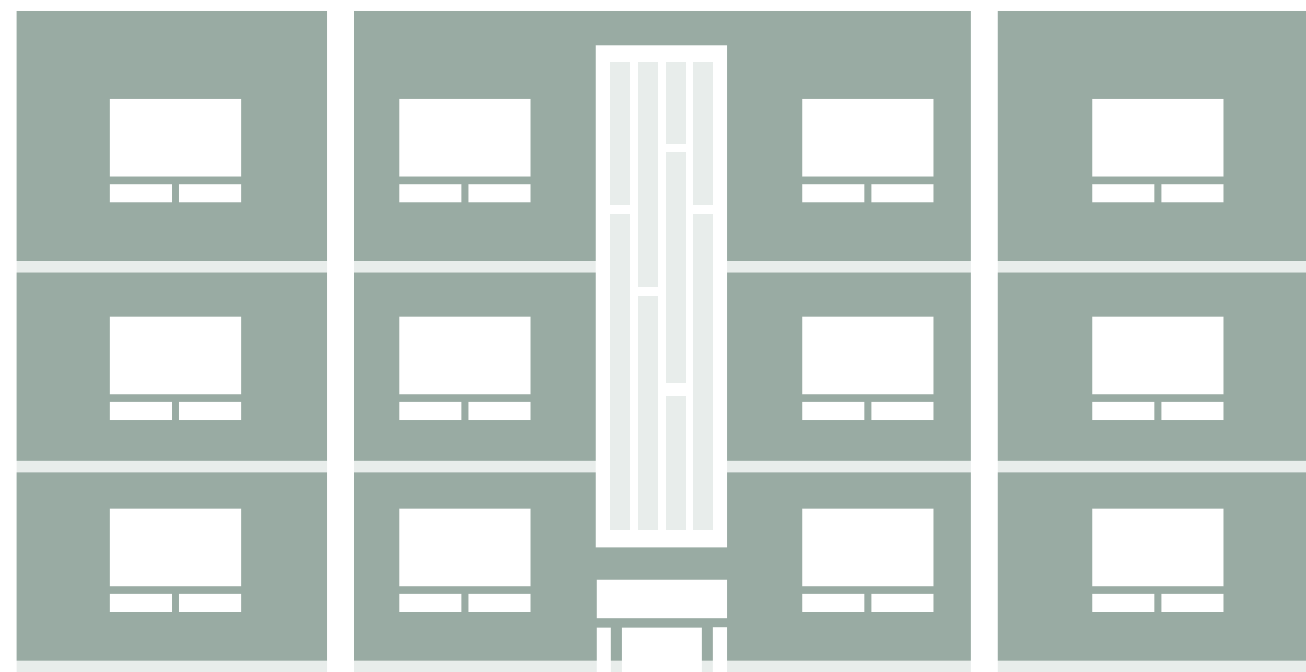


# floor plans

## BASEMENT

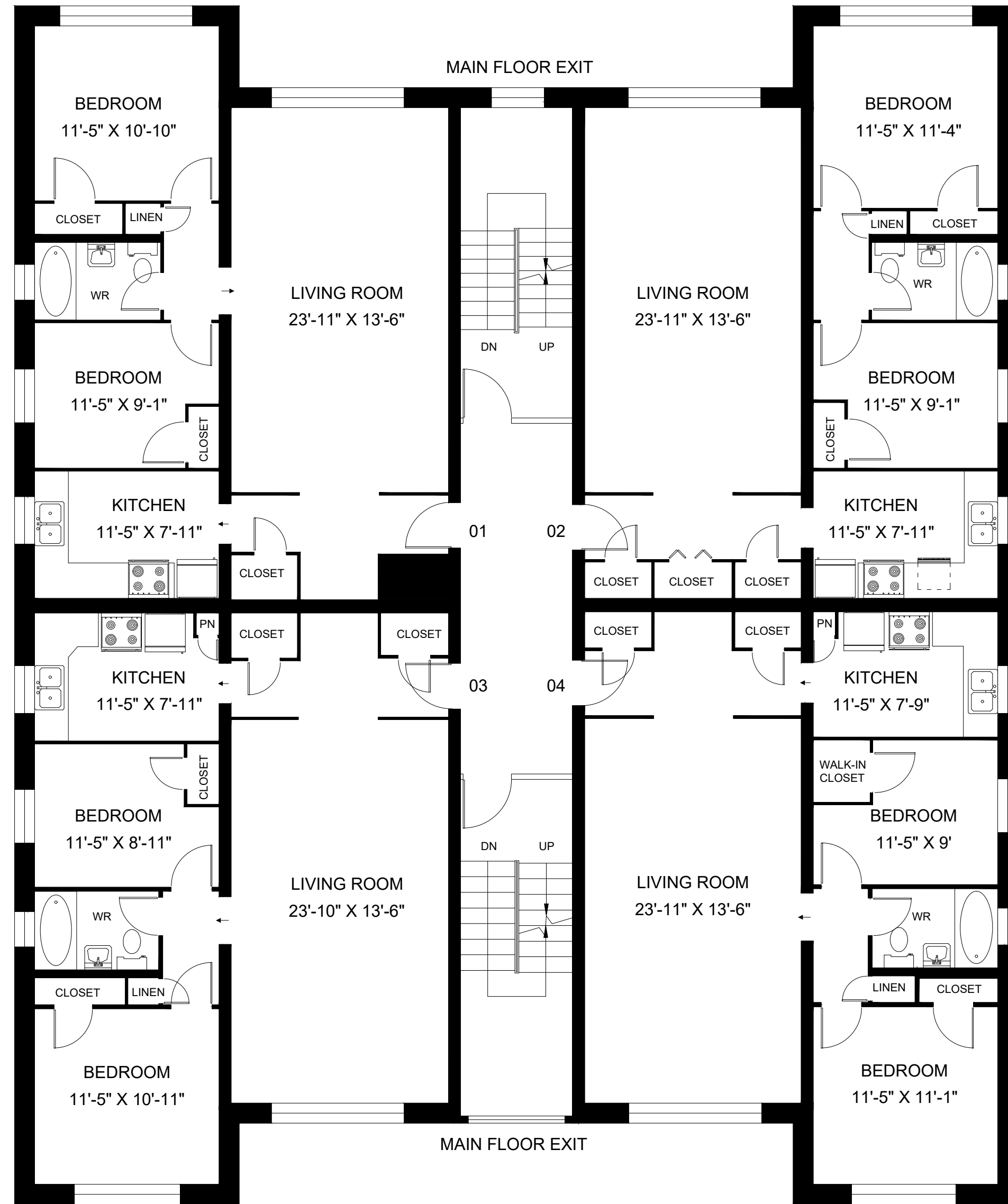


 click on suite number  
for enlarged floorplan



# floor plans

FLOORS 1, 2, 3



click on suite to  
explore floor plans



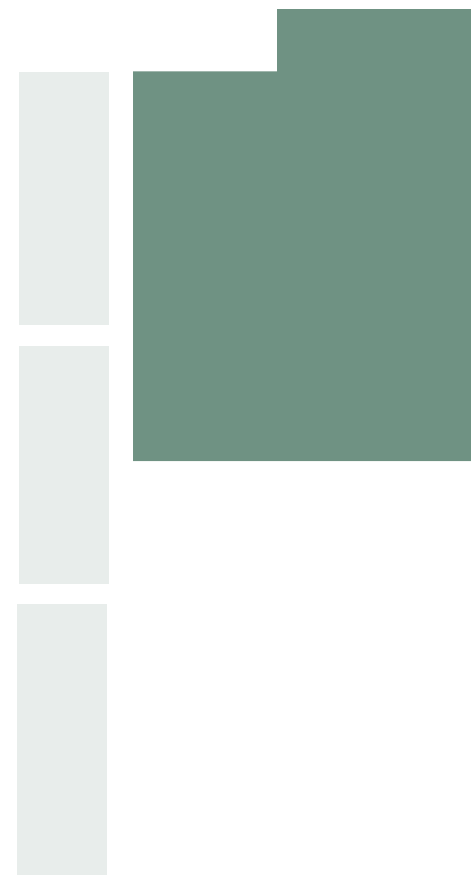
# floor plans

LINE 1





click on suite to  
explore floor plans



# floor plans

## LINE 2



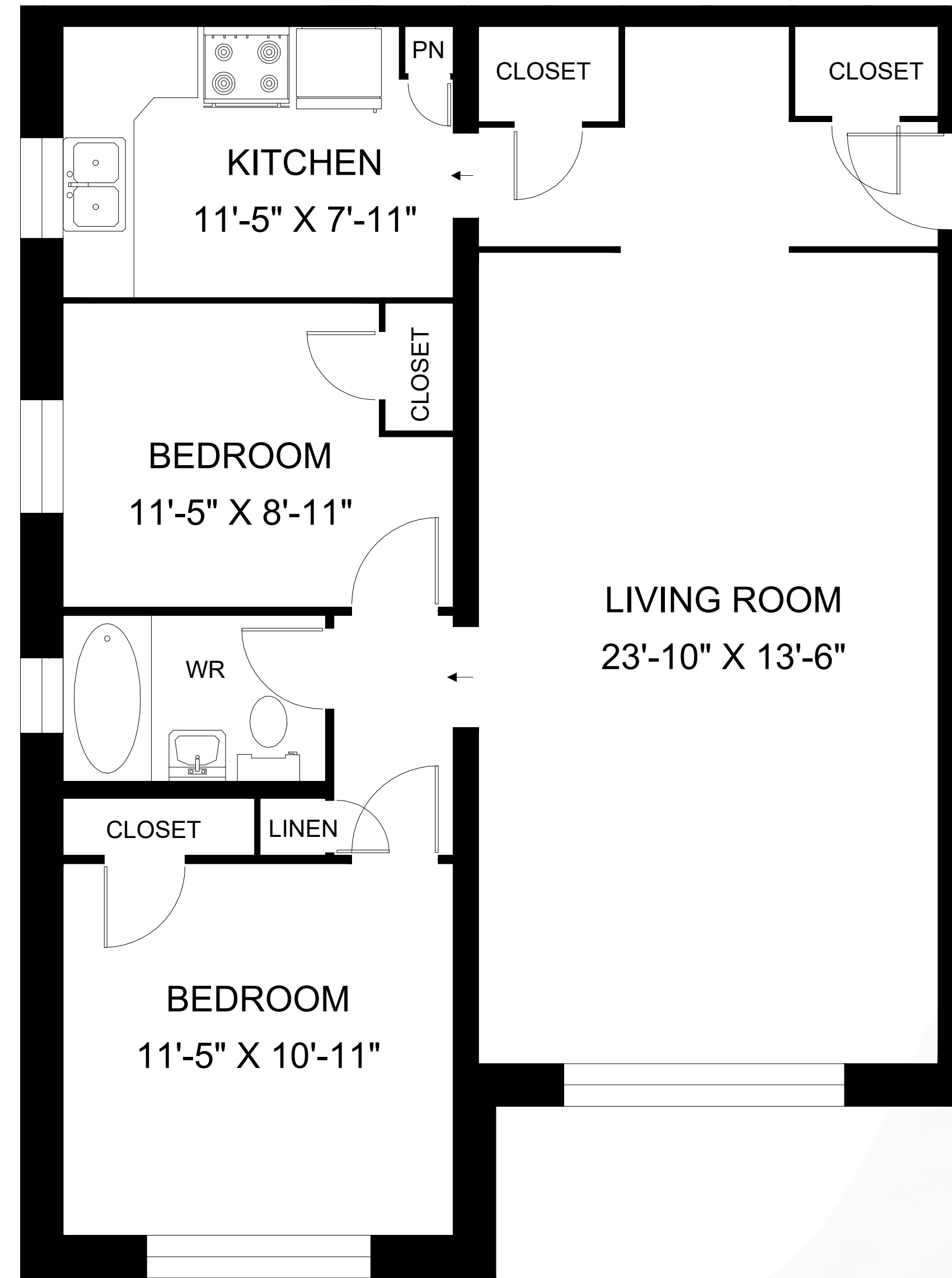


click on suite to  
explore floor plans



# floor plans

LINE 3



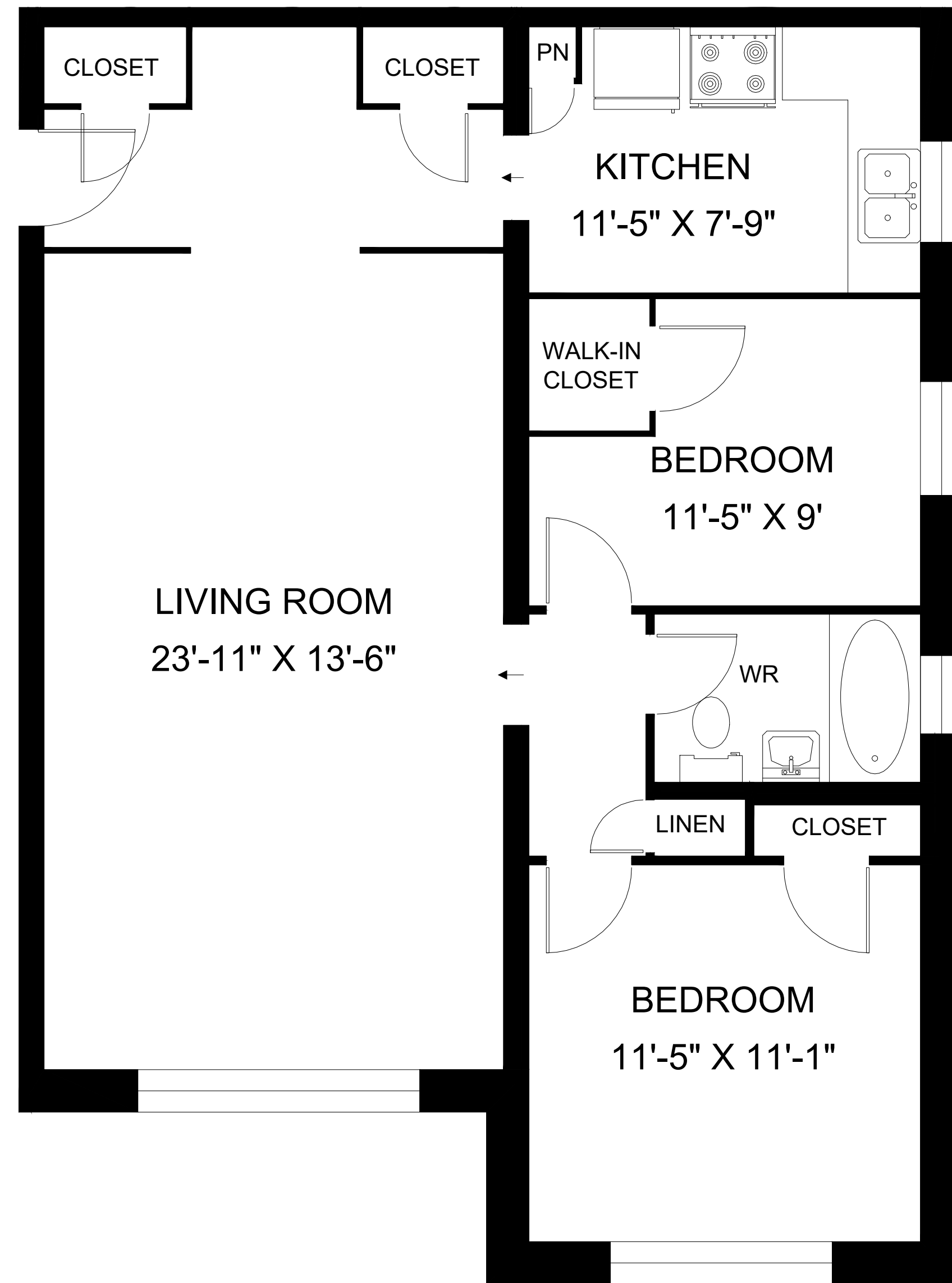


click on suite to  
explore floor plans



# floor plans

LINE 4



# gallery

EXTERIOR



# gallery

INTERIOR



# gallery

SUITES



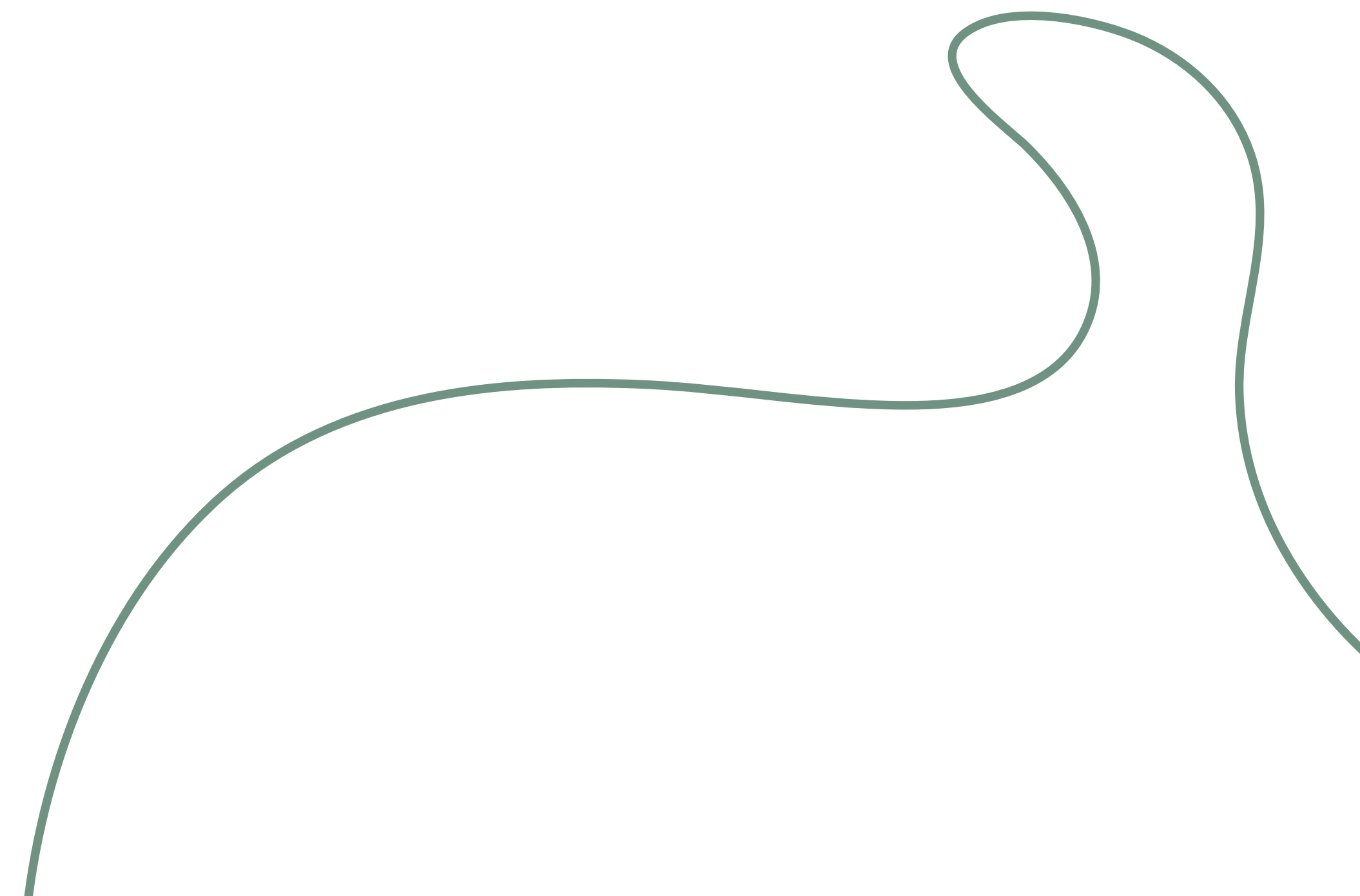
# capital expenditures

## KEY INITIATIVES

Year	Work
2015	New Boiler System — Installed with previous owner
2015	New Roof System — Installed with previous owner
2017	Parking Lot Completely Repaved
2018	Replacement of Watermain from Street to Building
2019	New Shed Build and Installed with New Cement Pad
2019	New Entry System <ul style="list-style-type: none"><li>• New Front &amp; Rear Entry Doors &amp; Door Side Windows</li><li>• Intercom System Installed at Front Door</li><li>• Access Card System installed at Front &amp; Rear Entry</li></ul>
2019	Common Area Refurbished & Painted
2023	Laundry Room Renovated
2024	Toilets Replaced with Water Efficient Models
2024	Garbage Bin Upgraded

## UNIT RENOVATIONS

Year	Work
2016 - 2025	6 Units Fully Renovated Since Purchase: 4, 8, 9, 10, 15, 16



**03**

**location overview**

# about the area

## OAKVILLE, ON



**240,000**

total population

**325,378**

total daytime population

**40.7**

median age

**84%**

of residents have a  
post-secondary degree

**CA \$205,286**

average household income

**93.5%**

labour employment rate

Source: Data as of December 31, 2024 | [oakville.ca/community-events/community-resources/about-oakville/](https://oakville.ca/community-events/community-resources/about-oakville/) | Colliers Hydra

Oakville, Ontario is a highly sought-after community known for its scenic natural surroundings, extensive 1,800+ hectares of parklands, and more than 1 million SF of recreational and cultural spaces. With convenient access to major highways, GO Transit, and proximity to downtown Toronto and the U.S. border, Oakville offers both the warmth of a close-knit community and the convenience of a well-connected urban center.

The town's upscale shopping, dining, and lifestyle amenities contribute to its strong appeal among residents and investors alike. This blend of natural beauty, accessibility, and high-quality services supports a thriving, premium rental market and a desirable quality of life.

20+

restaurants

5+

schools

10+

recreation & culture centres

10+

retailers

5+

pharmacies

5+

grocery stores

3+

banks

--- VIA rail line

— Lakeshore West GO line

# amenities & transit



## DRIVE TIMES

Oakville GO	6 min
Bronte GO	11 min
HWY 403	6 min
Lakeshore Rd W	6 min
QEW	6 min

# 04 market overview



# comparable sales

## 1 50 EAST ST

Sale Date	May 29, 2025
Number of Units	48
Site Size (SF)	0.79
Sale Price (\$/SF)	\$17,650,000
Sale Price (\$SF)	\$367,708

## 4 371 LAKESHORE RD W

Sale Date	Mar 12, 2024
Number of Units	23
Site Size (SF)	1.23
Sale Price (\$/SF)	\$4,983,000
Sale Price (\$SF)	\$216,652

## 6 2079 GHENT AVE

Sale Date	July 27, 2023
Number of Units	8
Site Size (SF)	0.36
Sale Price (\$/SF)	\$2,400,000
Sale Price (\$SF)	\$300,000

## 2 830 ROBINSON ST

Sale Date	June 20, 2024
Number of Units	16
Site Size (SF)	0.38
Sale Price (\$/SF)	\$4,450,000
Sale Price (\$SF)	\$278,125

## 5 1235 TREELAND ST

Sale Date	September 1, 2023
Number of Units	9
Site Size (SF)	0.42
Sale Price (\$/SF)	\$3,100,000
Sale Price (\$SF)	\$344,444

## 7 2128 HARRIS CRES

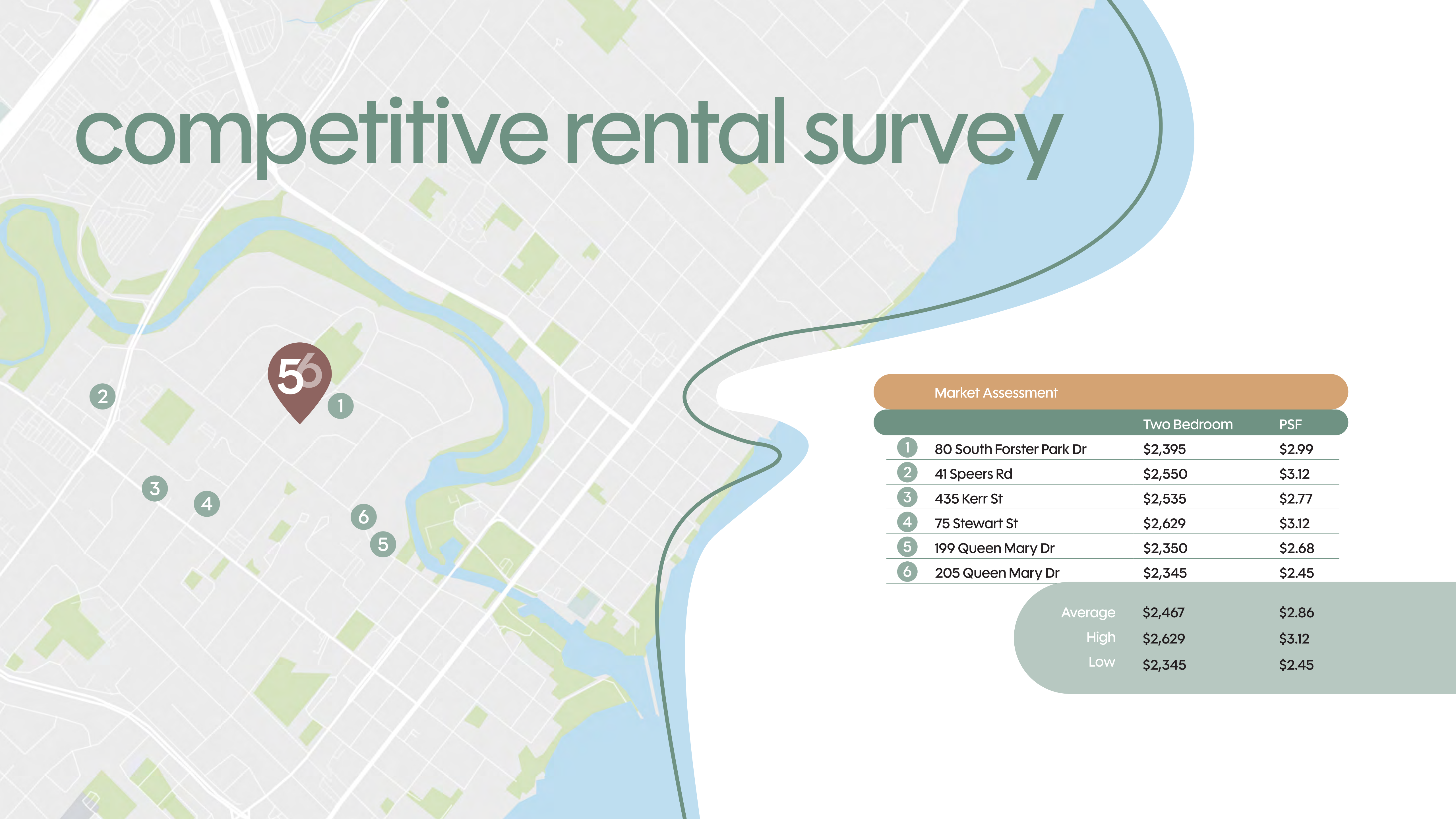
Sale Date	September 29, 2022
Number of Units	11
Site Size (SF)	0.64
Sale Price (\$/SF)	\$3,740,000
Sale Price (\$SF)	\$340,000

## 3 80 SOUTH FORSTER PARK DR

Sale Date	June 20, 2024
Number of Units	31
Site Size (SF)	1.07
Sale Price (\$/SF)	\$10,200,000
Sale Price (\$SF)	\$329,032



# competitive rental survey



## Market Assessment

	Two Bedroom	PSF
1 80 South Forster Park Dr	\$2,395	\$2.99
2 41 Speers Rd	\$2,550	\$3.12
3 435 Kerr St	\$2,535	\$2.77
4 75 Stewart St	\$2,629	\$3.12
5 199 Queen Mary Dr	\$2,350	\$2.68
6 205 Queen Mary Dr	\$2,345	\$2.45

Average	\$2,467	\$2.86
High	\$2,629	\$3.12
Low	\$2,345	\$2.45

**05**

**financial overview**

# offering process

**The Vendor has retained Colliers International (the "Advisor") on an exclusive basis to offer for sale 56 South Forster Park Drive (the "Property").**

The Vendor welcomes interested parties to submit an offer to Purchase the Property on the Purchaser's choice of forms to Colliers International at any time. Following a review of the proposals, the Vendor may elect to negotiate with a single Purchaser or select a short-list of Purchasers. The Purchaser with the most attractive terms will be selected to negotiate a binding agreement of Purchase and Sale. Purchasers are encouraged to complete as much pre-offer due diligence on the properties and information provided as the process and timeline permits.

## **SITE VISITS**

Property tours can be coordinated on a case-by-case scenario. Please coordinate with listing team.

## **SALE CONDITIONS**

The Property and all fixtures, chattels and equipment included are to be Purchased on an "as is, where is" basis and there is no warranty, expressed or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof.

Any information related to the Property which has been or may be obtained from the Vendor, the Advisor or any other person, by a Prospective Purchaser, will have been provided solely for the convenience of the Prospective Purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an Agreement of Purchase and Sale.

## **DUE DILIGENCE**

Purchasers shall be provided with all due diligence materials regarding the Property via an online data room following the execution of a confidentiality agreement. In addition, access for inspections and reviews will be granted in accordance with the Agreement.

## **DEPOSITS**

An initial deposit of no less than 5% of the purchase price shall be paid by certified cheque to Colliers International in Trust, upon execution of a formal Agreement of Purchase and Sale.

A further deposit of no less than 5% of the purchase price by certified cheque shall be paid to Colliers International In Trust, upon waiver of any Purchaser's Conditions.

## **OBLIGATIONS OF THE VENDOR**

The Vendor is not obligated to accept the highest bid or any agreement, nor is it obligated to state any reason for accepting or declining any agreement, nor will it be obligated to pay any costs incurred in connection with the preparation of any agreement.

The Vendor will not be responsible for any damages alleged to have been suffered by Prospective Purchasers due to the failure of the Vendor to follow the procedures recommended herein.

# offering process

## DISCLAIMER

Neither the Vendor nor the Advisor, nor any of their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, Advisors or other representatives, makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained in this CIM, the Additional Information, or of any other information given or statements made by any of them and such material, information, or statements should not be relied upon by Prospective Purchasers without independent investigation and verification. All material, information, or statements are provided as a convenience to Prospective Purchasers only. The Vendor, the Advisor and the irrelative affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, Advisors and other representatives expressly disclaim any

and all liability for any errors or omissions contained in the initial Property Summary, the CIM or in the Additional Information or in any other oral or written communications given or made available to Prospective Purchasers.

This CIM is not, and under no circumstances is it to be construed to be, an offering of securities, a prospectus, a public offering or an offering memorandum as defined under applicable securities legislation. No securities commission or regulatory authority in Canada, the United States of America or any other country has in anyway passed judgment upon the merits of the opportunity to acquire the Property or the accuracy or adequacy of this CIM.

The Vendor and the Advisor reserve the right to withdraw, amend or replace all or any part of this CIM at any time and undertake no obligation

to provide Prospective Purchasers with access to any additional information, including all or any of the Additional Information. In all cases, Prospective Purchasers should conduct their own investigation and analysis of the Property. Any sale of the Property will be subject to the terms of an accepted Offer to Purchase, which will supersede all prior communications, including this CIM.



# Oakville | ON



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