

MARLAND GARDENS

321-349 MARLAND AVENUE | OSHAWA, ON



321 MARLAND
89 Suites



349 MARLAND
69 Suites



321 MARLAND



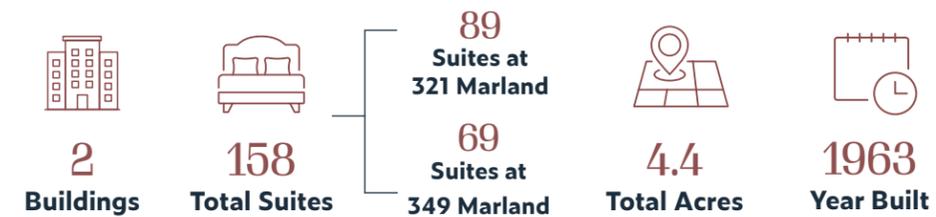
349 MARLAND

The opportunity to acquire two 5-storey apartment buildings totaling 158 suites in Oshawa, ON



The Opportunity

Marland Gardens

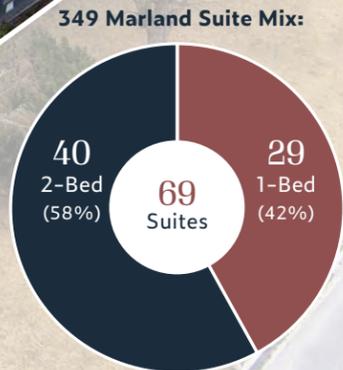
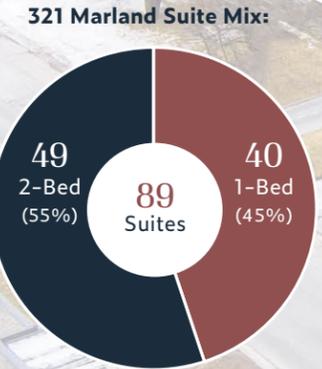


JLL Capital Markets, Multifamily Ontario has been retained by the Vendor on an exclusive basis to arrange for the sale of Marland Gardens, two adjacent five-storey mid-rise buildings located in the heart of Oshawa, Ontario. Both buildings have been substantially renovated and are located in a transit-oriented community, providing market leading properties in an accessible area while retaining a small-town feel.



321 Marland Avenue

349 Marland Avenue



Asset Details

MUNICIPAL ADDRESS

321 MARLAND AVE

321 Marland Ave,
Oshawa, ON, L1J 1X3

349 MARLAND AVE

349 Marland Ave,
Oshawa, ON, L1J 1X4

OF SUITES

89

69

SUITE MIX



SITE SIZE

~2.5 acres

~1.9 acres

FRONTAGE

329 feet along the south side of
Marland Ave

208 feet along the south side of
Marland Ave and 380 feet along
east side of Grenfell St

BUILDING TYPE

5-storey, U-shaped mid-rise

5-storey, L-shaped mid-rise

RENOVATED SUITES

50 Suites (56%)

38 Suites (55%)

YEAR BUILT

1963

PARKING

Surface: 146

ELEVATORS

1 per building

LAUNDRY

1 or 2 pairs per floor

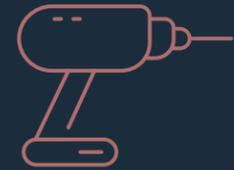
POTENTIAL RENTAL UPSIDE

\$484 / 29%
Potential Rental
Upside

Investment Highlights



Oshawa - A Dynamic and Growing Community



Substantial Capital & Repositioning Program



Market Leading with Substantial Rental Upside

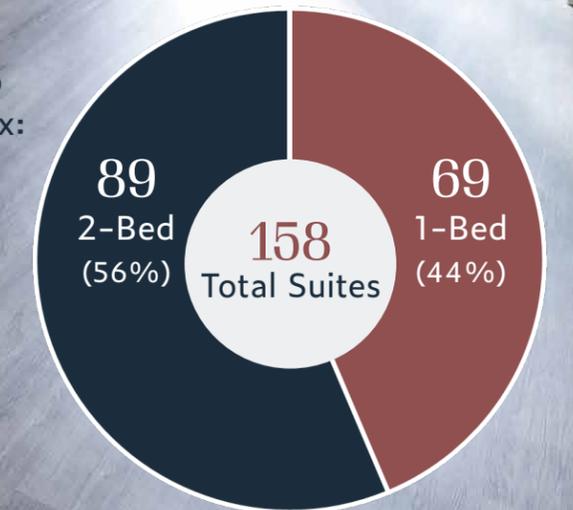


Attractive Assumable Financing

For more detailed information, please execute a Confidentiality Agreement ('CA') and submit the executed CA to the Transaction Advisors.

[Link to Confidentiality Agreement](#)

Portfolio Suite Mix:



MARLAND GARDENS

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For more information, please contact:

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