



SILVER  
MAPLE  
COURT

A P A R T M E N T S



JLL







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

[Link to  
Confidentiality Agreement](#)





# In the heart of Brampton

6 Silver Maple Court is located near the intersection of Queen Street and Dixie Road, steps from Bramalea City Centre Mall and with easy access to schools, shopping, dining options, entertainment, and public transportation.



6 Silver Maple Court presents the opportunity to acquire a 23-storey, high-rise apartment building that could support additional development on a 6+ acre site. The Property is located in Brampton Ontario, one of the fastest growing urban centres in Canada.

Jones Lang LaSalle Real Estate Services Inc. (“JLL” and/or the “Advisor”), has been retained on an exclusive basis by the Vendor to seek proposals for the purchase of a 100% freehold interest in 6 Silver Maple Court (the “Property”).



### Spacious Suite Layouts: 1,007 SF Average Size

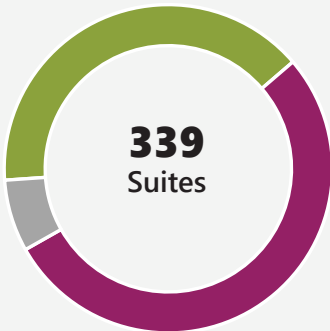
Family friendly floor plans with hardwood flooring, sunrooms, large windows, in-suite storage and air conditioning



### Amenity Spaces

Unique amenity spaces offering a wide range of facilities & features for the comfort & enjoyment of tenants:

- outdoor pool
- fitness centre
- children’s playground
- BBQ area
- basketball courts



### Location is Everything

Well located next to services, amenities and transit, everything tenant’s need is right at their doorstep in Brampton, Canada’s 9th largest city and one of Ontario’s most diverse communities

## Property Details



**YEAR BUILT**  
Circa 1982



**PROPERTY TYPE**  
23-storey high-rise apartment



**SITE SIZE**  
+/- 6.05 acres of land



**FRONTAGE**  
+/- 168 feet along the west side of Silver Maple Court & +/- 740 feet along the south side of Queen Street E



**PARKING**  
538 parking stalls



**LAUNDRY**  
22 washers & 22 dryers



**RENTAL RATES**  
Average rents: \$1,816  
Highest achieved rents: \$2,545





# 01 Investment Highlights

1

## **Brampton, tracking for explosive growth**

Brampton is currently witnessing another significant round of redevelopment.

2

## **Bramalea City Centre | Suburban Northwest Centre Ice**

800m from Bramalea City Centre, the shopping district and transportation hub for the City

3

## **Large Site with Substantial Development Potential**

well positioned to capitalize on the City's vision for the redevelopment of the Bramalea neighbourhood

4

## **Rental Market Momentum**

The GTA rental market is witnessing a shift in demand from central Toronto to the suburbs and the Property is well positioned to take advantage of turnover opportunities.

5

## **Strong Foundation for Repositioning | Modern Construction & Updated Mechanicals**

Asset integrity has long been the keystone of management's philosophy.

# Location is everything

Everything you need is right at your doorstep. Bramalea offers numerous parks and greenspace activities, lifestyle and city amenities.



## Bramalea City Centre

Residents are steps away (800m) from Bramalea City Centre, the shopping district of the city of Brampton. The Centre is a premier shopping destination with over a million square feet of retail space that includes over 300 retail stores and a selection of fine dining and fast-food restaurants.



## Chinguacousy Park

At the heart of the neighbourhood is Donald M. Gordon Chinguacousy Park, a 40-hectare park where residents can enjoy an abundant array of year-round outdoor recreational activities. The park facilities include, Terry Fox Track & Field Stadium, a curling club, skate trail, park pond, boat pavilion, skate park, ski slopes and chalet and a variety of other recreational activities. The Chinguacousy Park is Brampton's weekend destination for families that offers a full day of family entertainment.



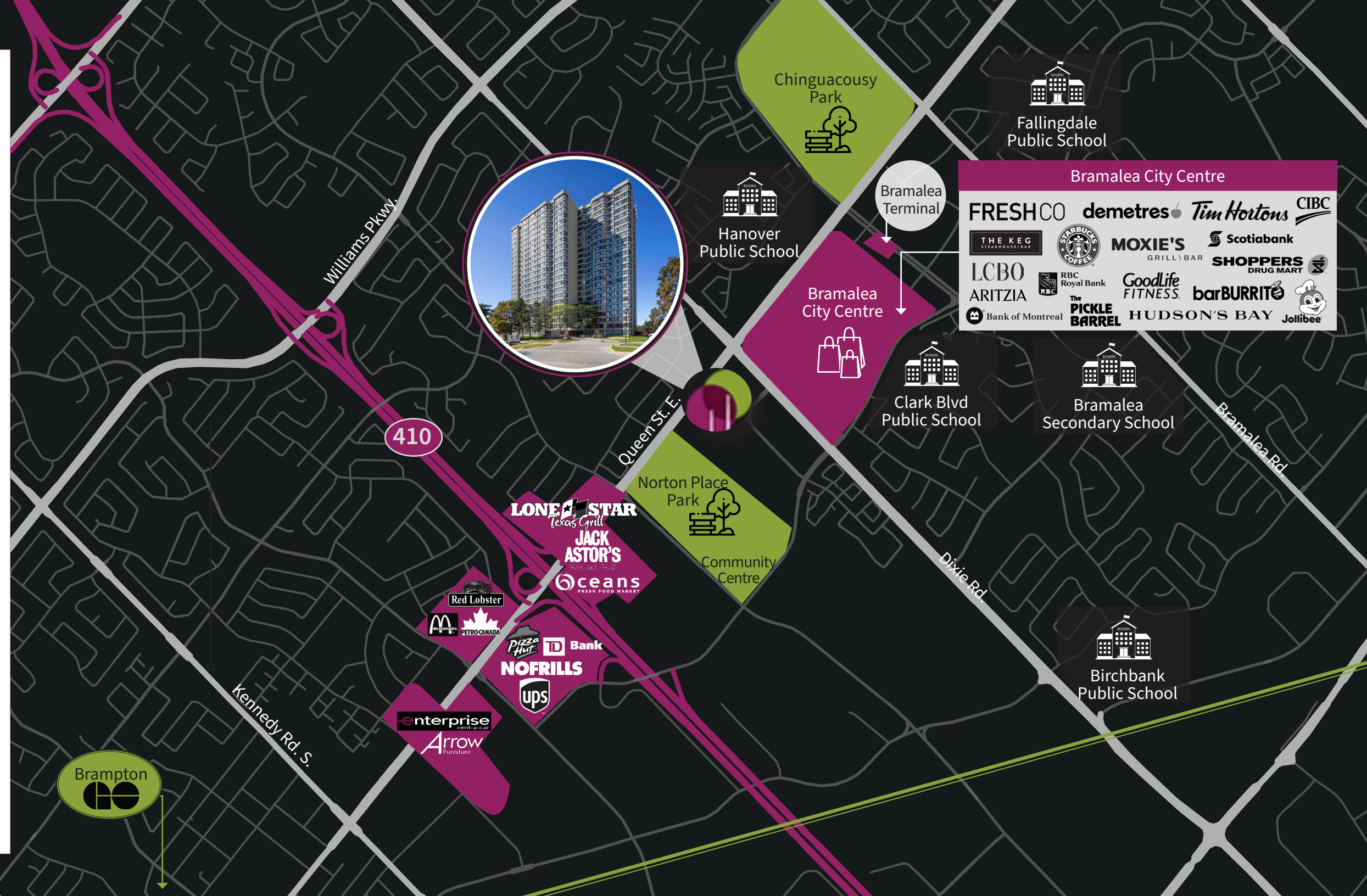
## Bramalea (City Centre) Terminal

Adjacent to the Bramalea City Centre is the Brampton Transit bus station at the City Centre Terminal, the transportation hub of the city. The terminal provides transit riders access to Zum Transit, GO Bus, Mississauga's MiWay and is the terminal station for all Brampton Transit bus routes.



## Education Facilities

There are over ten schools that serve the neighbourhood with Clark Boulevard and Balmoral Drive Sr. Public School, and St. John Fisher Catholic School all within a kilometer from the Property.



For more information, please contact

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\*Sales Representative / \*\*Broker