

MARLAND GARDENS

321-349 MARLAND AVENUE | OSHAWA, ON



321 MARLAND
89 Suites



349 MARLAND
69 Suites





321 MARLAND

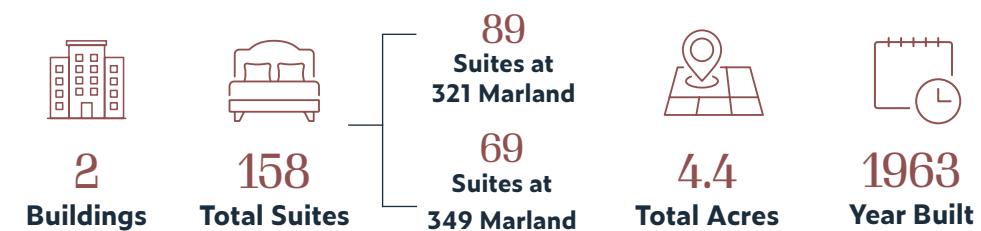


349 MARLAND

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.



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

MARLAND GARDENS

Markham

Pickering

Whitby

Oshawa

Toronto

Lake Ontario



Asset Details

MUNICIPAL ADDRESS

OF SUITES

SUITE MIX

SITE SIZE

FRONTAGE

BUILDING TYPE

RENOVATED SUITES

YEAR BUILT

PARKING

ELEVATORS

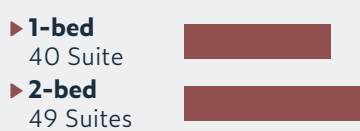
LAUNDRY

POTENTIAL RENTAL UPSIDE

321 MARLAND AVE

321 Marland Ave,
Oshawa, ON, L1J 1X3

89



~2.5 acres

329 feet along the south side of
Marland Ave

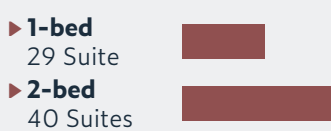
5-storey, U-shaped mid-rise

50 Suites (56%)

349 MARLAND AVE

349 Marland Ave,
Oshawa, ON, L1J 1X4

69



~1.9 acres

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

5-storey, L-shaped mid-rise

38 Suites (55%)

1963

Surface: 146

1 per building

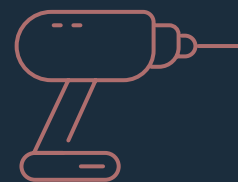
1 or 2 pairs per floor

\$484 / 29%
Potential Rental
Upside

Investment Highlights



Oshawa - A Dynamic and Growing Community



Substantial Capital & Repositioning Program



Market Leading with Substantial Rental Upside

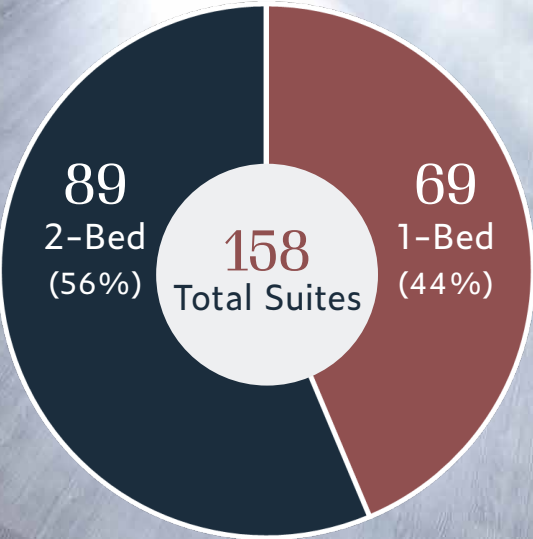


Attractive Assumable Financing

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

321-349 MARLAND AVENUE | OSHAWA, ON

For more information, please contact:

MICHAEL BETSALEL*

Executive Vice President

+1 647 728 0477

Michael.Betsalel@jll.com

EARL KUFNER*

Executive Vice President

+1 647 728 0463

Earl.Kufner@jll.com

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*Sales Representative / **Broker

