

\$1,585,000 - 32 Davidson Street, St. Catharines (e. Chester)

MLS® #X12326228

\$1,585,000

0 Bedroom, 17.00 Bathroom, 4,651 sqft
Multi-family on 0.00 Acres

450 - E. Chester, St. Catharines (e. Chester),
Ontario

6.5% CAP Rate with Upside Potential to 8.8%!
Fully Occupied, Remodelled Investment
Property Near Downtown St. Catharines.
Rarely available multi-residential property
ideally located just minutes from the thriving
core of Downtown St. Catharines. Completely
remodelled only *4 years ago, this fully
occupied building offers contemporary
finishes, minimal maintenance, and immediate
cash flow with a current net income exceeding
\$103K and potential to surpass \$139K.
Property Highlights: 4 Fully Metered Units with
18 Bedrooms, 17 Bathrooms & 4 complete
kitchens (all appliances included), plus onsite
laundry facilities. *Month-to-month leases
allow immediate opportunity to raise rents to
current market value. Expansion Opportunity:
Potential to add a 4-bedroom, 4-bathroom unit
above the existing structure (buyer to verify).
Prime Investment Location: Highly desirable
downtown area ensures consistent tenant
demand and low vacancy. Steps from Brock
University, transit routes, hospitals, retail,
restaurants, and more. Easy highway access
with excellent public transportation
connectivity. Investor Benefits: Stable,
immediate income with proven cash flow.
Modernized building infrastructure (4 separate
meters, upgraded electrical). On-site parking,
desirable layouts, and a solid history of
occupancy. Significant room for rent increases,



enhancing future profitability. Act Quickly - Exceptional, turnkey properties like this don't last long. Secure this prime St. Catharines income-producing asset and capitalize on its immediate returns and future growth! (id:6289)

Essential Information

Listing #	X12326228
Price	\$1,585,000
Bathrooms	17.00
Square Footage	4,651
Acres	0.00
Type	Multi-family

Community Information

Address	32 Davidson Street
Subdivision	450 - E. Chester
City	St. Catharines (e. Chester)
Province	Ontario
Postal Code	L2R2V4

Amenities

Parking Spaces	9
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Interior

Appliances	All, Dishwasher, Dryer, Water Heater, Microwave, Washer
Heating	Electric Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	80.89 x 107.99 FT
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Listing Details

Listing Office	COSMOPOLITAN REALTY
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Listing information last updated on October 24th, 2025 at 11:01pm PDT