

82 ALBERT Street, St. Catharines, Ontario, L2R 2H1

Listing

82 ALBERT Street, St. Catharines, Ontario, L2R 2H1
Active / Multi-Residential

Listing ID: 40798179
Price: \$1,199,000.00



Niagara/St. Catharines/451 - Downtown
Multi-6-9 Unit

Unit Type	# Units
1 Bed	4
2 Beds	2
3 Beds	0
4+ Beds	0
Apt	0
Bachelor	0
Efficiency	0
Loft	0
Other	0
Pent	0
Studio	0
Total	6

Equip	# Inc
Dishwshr	1
Dryers	0
Fridges	6
Stoves	6
Washers	0

SF Range: **2001 to 3000**
 AG Fin SF: **2,465.00**
 BG SF: **1,713.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$8,341.96/2025**
 Units Occupied:
 Storeys/Total: **/2.00**

Beds and Baths	
# Beds	8
# Baths	6

Remarks/Directions

Public Remarks: **Discover a prime investment opportunity with this well-maintained multi-residential property featuring 6 units, perfectly situated for maximum convenience. Located just minutes from major highways, steps to public transportation, shopping canter and malls, this property offers easy access to everything your tenants need, enhancing its appeal and rental potential. Each unit is occupied by A+ tenants, all of whom consistently pay on time, ensuring a reliable income stream for the savvy investor. The property has been meticulously cared for, with significant upgrades including a brand-new roof installed in 2023, providing peace of mind and reducing future maintenance costs. This income-generating gem is not only a sound investment but also a welcoming community for tenants. Don't miss the chance to add this income property to your portfolio.**

Directions: **LAKE ST TO ALBERT ST**

Exterior

Construct. Material: Solid Brick, Vinyl Siding	Roof: Asphalt Shingle, Flat
Shingles Replaced:	Foundation: Concrete Block, Poured Concrete
Year Built: 1900	Apx Age: 100+ Years
Garage and Parking: , Private Drive Triple+ Wide, Asphalt Driveway	
Parking Spaces: 5	Driveway Spaces: 5
Garage Sp/Desc: 0 Spaces	Sewer: Sewer (Municipal)
Water Source: Municipal	Water Tmnt:
Lot Size Total/Units:	Acres Rent:
Lot Irregularities:	Land Lease Fee:
Lot Front (Ft): 40.75	Lot Depth (Ft): 139.00
Area Influences: Highway Access, Public Transit, Shopping Nearby	Licen Dwelling: No

Interior

Interior Feat: Separate Hydro Meters	
Security Feat: Carbon Monoxide Detector(s)	
Basement: Full Basement, Fully Finished, Walk-Up	
Cooling: None	
Heating: Gas	
Inclusions: Other	
Furnace Age:	Tank Age:
	UFFI: No

Multi-Residential Information

Laundry Features: **Coin Operated** Additional Monthly Fees:

Financial Information

Assoc Fee:	Property Taxes: \$7,937.43
<u>Expenses</u>	<u>Income</u>
Heating: \$2,273.99	Rental Income: \$88,286.04
Water: \$5,176.00	Laundry Income: \$2,800.00
New Tax Expense:	Net Operating: \$91,086.04
Snow and Garbage:	
Building Insurance: 3,700.00	
Administrative Fee:	
Laundry Rentals:	
Under Cntrct Mnthly:	
Addl Monthly Expense:	
Prop Mgmt Expense:	
Other: \$981.50	
Operating Expense: \$20,068.92	Expenses: Estimated

Property Information

Common Elem Fee: Local Improvements Fee:
 Legal Desc: **LT 8 BLK C CY PL 4 GRANTHAM T/W R0539416; ST. CATHARINES**

Zoning: **R2**
Assess Val/Year: **\$470,000/2016**
PIN: **462220009**
ROLL: **2629040025136000000**
Possession/Date: **Immediate/**

Survey: **None/**
Hold Over Days:
PIN 2:
Occupant Type: **Tenant**
Deposit: **5%**

Brokerage Information

List Date: **01/13/2026**
List Brokerage: [Hewson Realty Group](#) 

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Source Board: Cornerstone Association of REALTORS®
Prepared By: Andrew Bridgman, Salesperson
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