



**MYSAK**  
REALTY INC., – BROKERAGE



**FOR SALE | 12 Units**

**90 + 98 Burleigh St.**

**Apsley, ON**

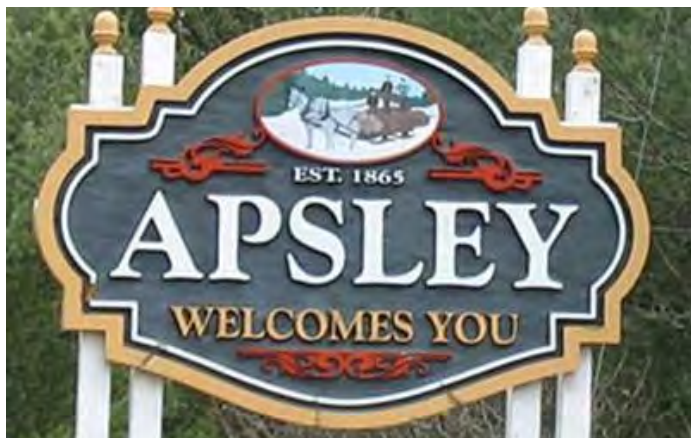
# PROPERTY OVERVIEW

## ABOUT APSLEY

Apsley, Ontario, is a small village located in the heart of Ontario's cottage country, in the municipality of North Kawartha. It is situated in Peterborough County, approximately 50 kilometers (31 miles) northeast of the city of Peterborough. Apsley is known for its natural beauty, with lakes, forests, and outdoor recreation opportunities making it a popular destination for tourists, especially those interested in outdoor activities like boating, fishing, hiking, and camping. Apsley is within driving distance of several other notable destinations in Ontario's cottage country, including the town of Bancroft to the northeast, the city of Peterborough to the southwest, and the well-known Muskoka region to the south.

## ABOUT THE PROPERTY

Property on well water expenses are for monthly testing of water. Property on Septic. Two units in 90 Burleigh St receiving Social Assistance. \$81,250 price per suite, 10.4% Cap Rate. \$141,919 gross annual income.



## PROPERTY DETAILS

**Unit Breakdown:** 12 Units  
(2 x 1 Bedroom & 10 x 2 Bedroom)  
**Construction:** Wood and Brick  
**Fridges + Stoves:** 12 + 12

**Approx. Age:** 50 yrs  
**Number of Storeys:** 3  
**Lot Size Area:** 250 ft x 215 ft

### Legal Description:

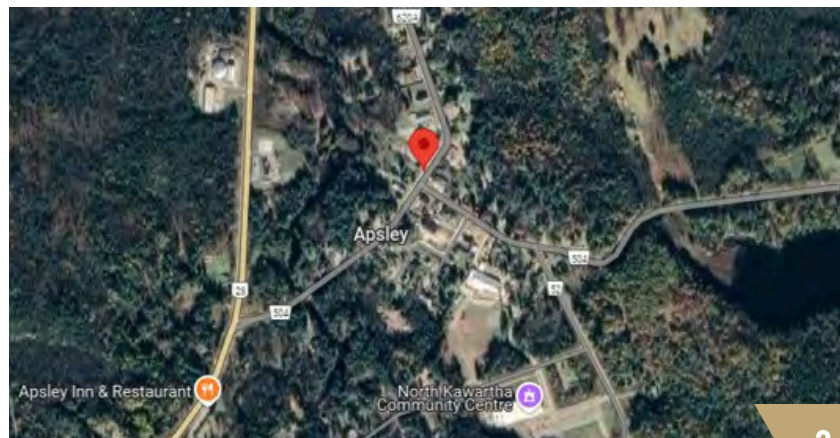
PT LT 34 CON 1 ANSTRUTHER PT 2 & 3 45R982; NORTH KAWARTHA



**Location:** Apsley Central Public School, Compass Early Learning & Care, Coe Hill Public School, Marble Rapids, Looncall Lake, Kawartha Highlands Provincial Park, Quinte Health North Hastings Hospital, Peterborough Regional Health Centre, Campbellford Memorial Hospital.



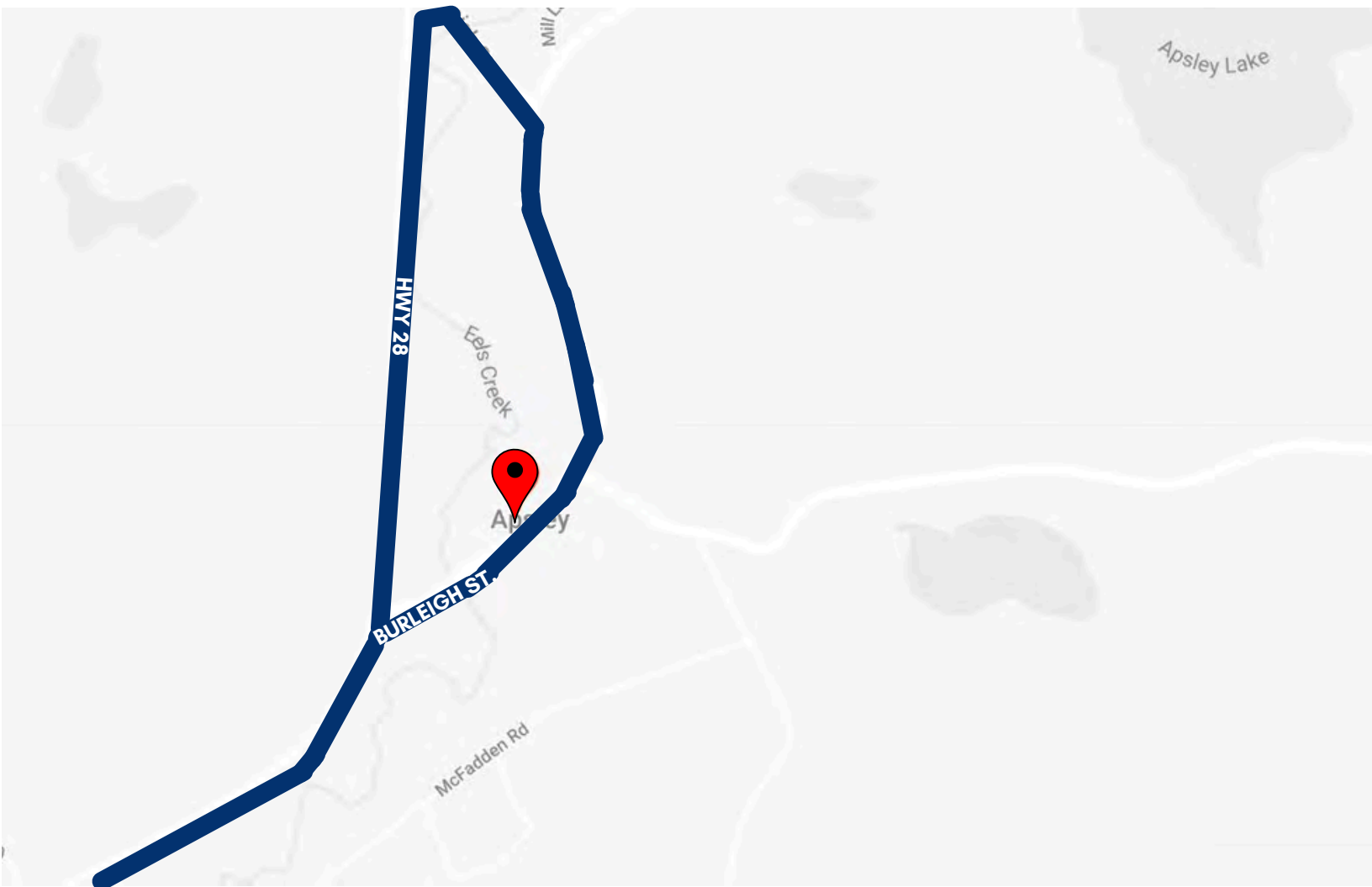
**Public Transportation:** Apsley, Ontario, is a small rural village, there is no regular public transit system like city buses or subways available in Apsley. However, there are a few options for getting around: Carpooling, Community bus, taxis, and buses.



# APSLEY

## CENTRAL APSLEY

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**Nearest Grocery Store**  
Approx. 150 m



**Nearest School**  
Less than 600 m



**Nearest Park**  
Approx. 1.5 km

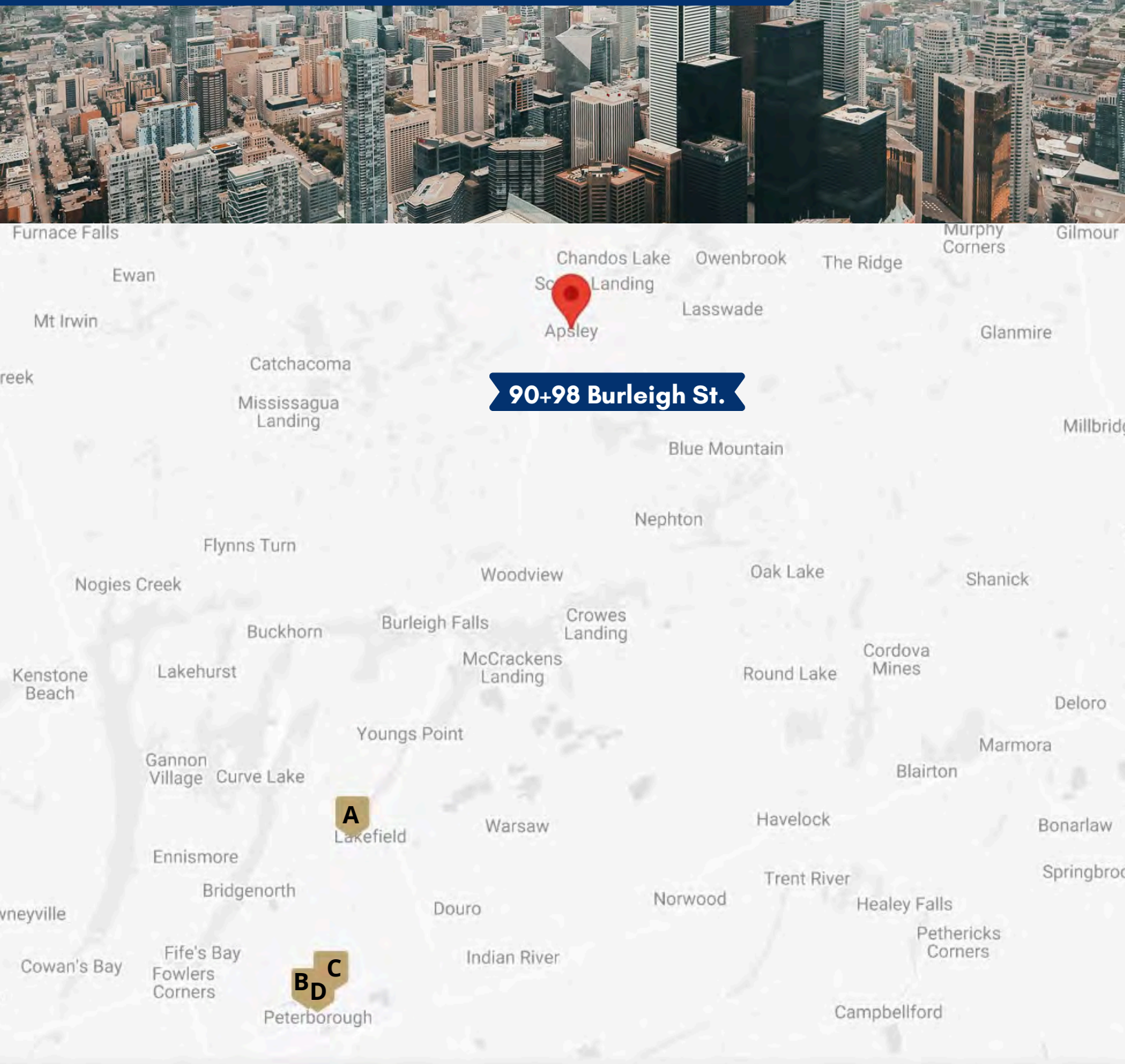
### ABOUT APSLEY

As the central point in Apsley, this area serves as the social and economic heart of the surrounding region. While the village is small, its location within Kawartha Lakes and its proximity to popular cottage country lakes makes it a popular stop for seasonal visitors. Residents and tourists alike enjoy the relaxed pace of life and the close-knit sense of community that defines the central part of Apsley. Central Apsley is a peaceful and inviting area that captures the essence of rural Ontario.

# INTERIOR SUITES



# RENTAL ANALYSIS



**90+98 Burleigh St.**

Maps	Address	Size	Price	Distance
A	1354 Youngs Point Rd.	1 Bed	\$1,950	46.5 km
B	53 Leahys Ln.	2 Bed	\$2,495	58.8 km
C	543 Reid St.	2 Bed	\$1,800	62.5 km
D	475 George St. N.	1 Bed	\$2,249	60.2 km



To book a tour  
please email  
[reception@mysakrealty.com](mailto:reception@mysakrealty.com)

All information regarding the subject property, properties sold, for sale and expired, is from sources deemed reliable, but no warranty or representation is made as to its accuracy and same is submitted subject to errors and omissions.

## JOE MYSAK

Owner, Broker of Record



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