



**MYSAK**  
REALTY INC., – BROKERAGE



**FOR SALE | 8 Units**

**50 Stratford St.**

**Stratford, ON**

# PROPERTY OVERVIEW

## ABOUT STRATFORD

Stratford, Ontario, is a culturally vibrant city known for the world-renowned Stratford Festival which celebrates Shakespearean and contemporary theatre, and offers a strong tourism industry, and a thriving arts and tech sector. The city's walkable downtown, Victorian architecture, and scenic Avon River enhance property values, while ongoing economic growth and development incentives make it a prime location for real estate investors seeking both cash flow and appreciation potential. With its mix of historic charm and creative energy, Stratford offers a unique blend of small-town warmth and cultural sophistication.

## ABOUT THE PROPERTY

This 8-unit apartment building offers tremendous upside potential on all current rents. One unit presently vacant. Each unit is separately metered for hydro, gas and water paid for by the Tenants. Each unit is equipped with its own furnace and Hot Water Tank. Brand new 2024 roof and majority of units have been renovated in the last 5 years. Includes ample onsite parking for Tenants' use.



## PROPERTY DETAILS

### Unit Breakdown:

8 Units (4 x 1 Bedrooms, 4 x 2 Bedrooms)

**Construction:** Masonry Block and Stucco

**Approx. Age:** Over 100 yrs old

**Number of Stories:** 2

**Flooring Type:** Ceramic/ Vinyl / Carpet

**Lot Size:** 96' x 110'

**Legal Description:** LT 148 PL 55 STRATFORD; PT LT 149 PL 55 STRATFORD AS IN R291294; S/T R291294 ; STRATFORD



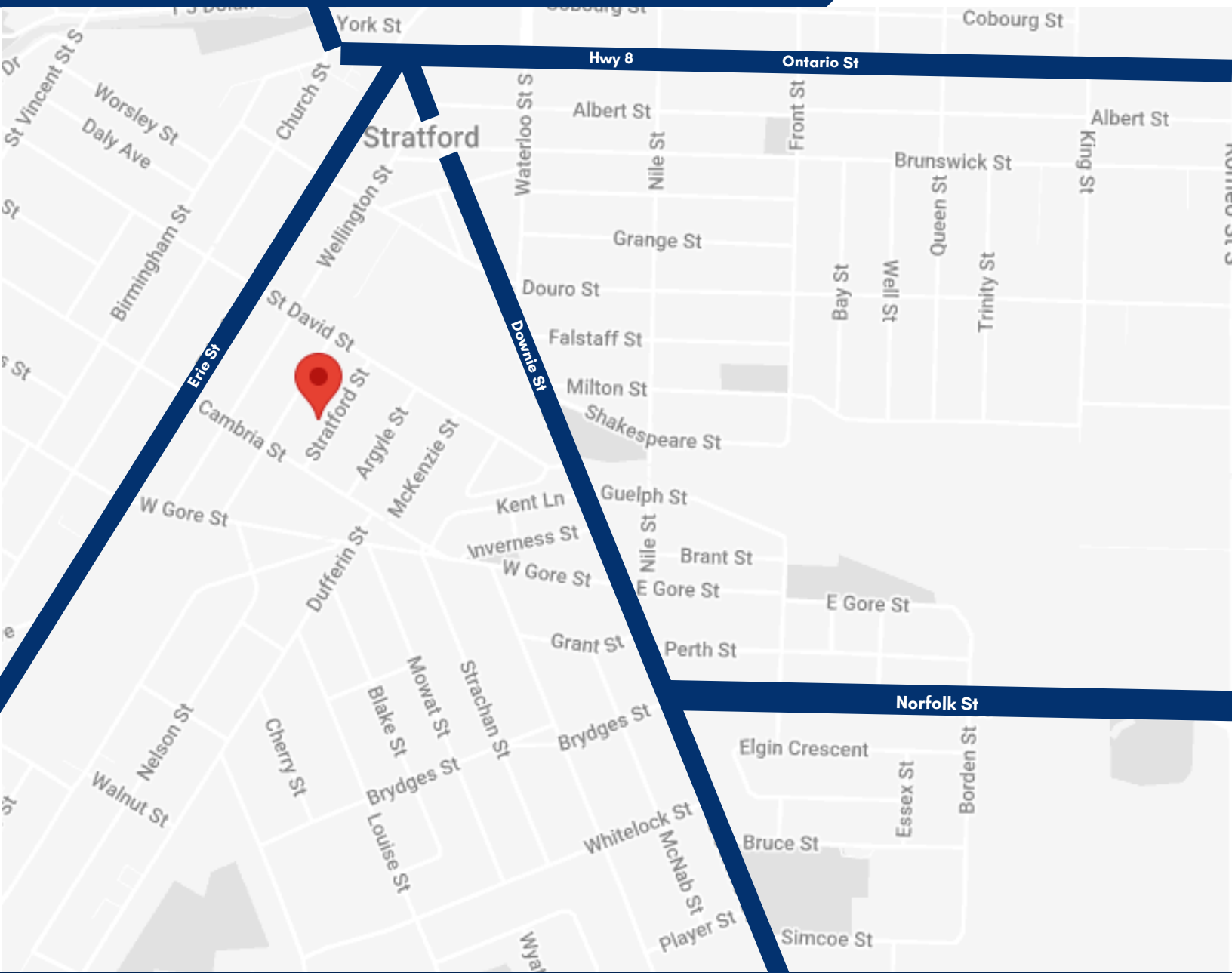
**Location:** Close to Shakespeare Park, Dufferin Park and Arena, Memorial Gardens, Perth Regiment Memorial, Stratford Optimist Park, Shakespeare Public School, Hamlet Public School, University of Waterloo Stratford, Huron Perth Healthcare Alliance - Stratford General Hospital



**Public Transportation:** Stratford, Ontario has a public transportation system operated by the City of Stratford Transit and Parallel Transit that provides door-to-door accessible transportation for individuals who have a disability. Seven bus routes operate on loops through the community that converge at Stratford City Hall. In addition to a VIA Rail station allowing seamless travel to all major Ontario cities.



# STRATFORD



**Nearest Grocery Store**  
Approx. 1 km



**Nearest School**  
Approx. 750 m

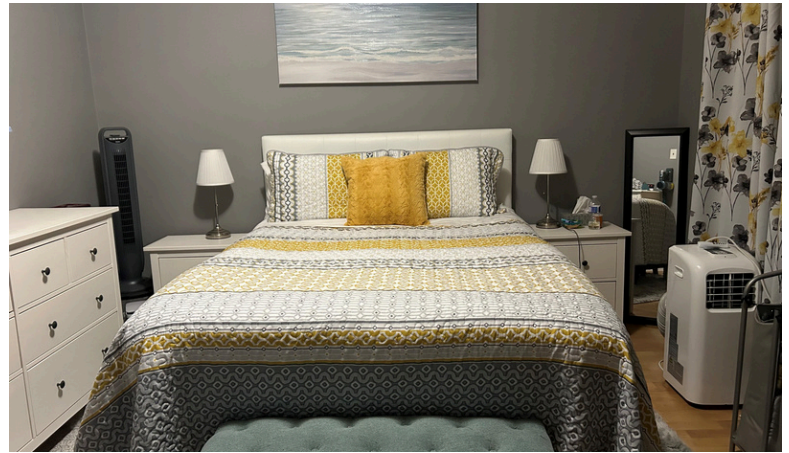


**Nearest Park**  
Approx. 850 m

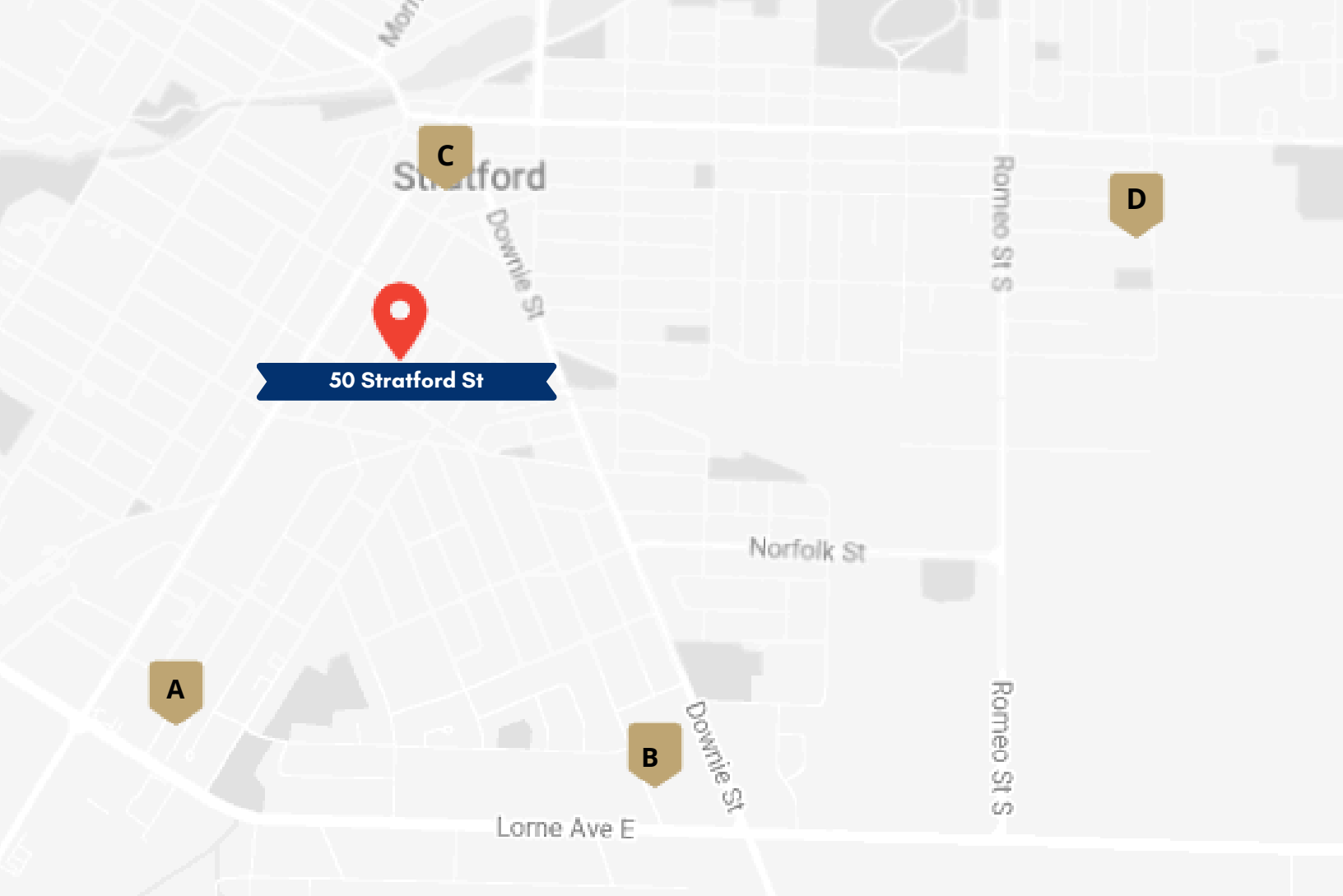
## ABOUT STRATFORD

With so many parks and green spaces throughout the city, Stratford feels more like a small town but also has the city life and features. Because Stratford is a small city, most neighbourhood areas are not defined by specific names, instead by the main street names running through the area as well as the surrounding vicinity to help you get acquainted with this suburban gem in the heart of Perth County.

# INTERIOR SUITES



# RENTAL ANALYSIS



Comparable	Address	Size	Price	Distance
A	359 Railway Ave	2 Bed	\$2,025	1.6 km
B	337 Home St	1 Bed	\$1,699	1.6 km
C	60 Wellington St	1 Bed	\$1,900	650 m
D	105 Oxford St	2 Bed	\$1,925	3.0 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.

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