



FOR SALE | 13 Units

19 First St.

Orangeville, ON

PROPERTY OVERVIEW

ABOUT ORANGEVILLE

With a population of over 30,000, the town has experienced steady growth, attracting residents from nearby urban centers like Toronto, Brampton, and Mississauga. This influx is driven by Orangeville's blend of small-town appeal and urban amenities, offering a high quality of life with access to natural beauty, recreational activities, and a strong sense of community. The town's strategic location, just under an hour's drive from Toronto, provides easy access to the Greater Toronto Area. Orangeville's diverse economy, supportive business environment, and ongoing infrastructure investments further enhance its attractiveness for real estate investors seeking long-term growth opportunities.

ABOUT THE PROPERTY

Phenomenal Downtown Location with Fantastic Curb Appeal, 13 Units (9 x 1 Bdrm, 4 x 2 bdrm) plus a potential 14th unit already in place with a Kitchen & Bath, Currently being used as an Sellers office space. 9 Lockers presently being used by the seller have potential to be converted to an additional (15th) unit in the future. Clean Phase 1 Environmental - Completed in 2025.



PROPERTY DETAILS

Unit Breakdown: 13 Units plus Office (1 x Potential Bachelor (Currently used as Office), 9 x 1 Bedroom, 4 x 2 Bedroom)

Construction: Brick/ Concrete

Fridges + Stoves: 13+13

Approx. Age: 1946

Number of Storeys: 2.5

Lot Size : 60 ft x 119 ft

Environmental: Clean Phase 1 - Completed 2025

Legal Description: LT 7, BLK 4, PL 159 & PT SECOND AV, PL 159, CLOSED BY ORI4754, AS IN MF127699 ; ORANGEVILLE



Location: Island Lake Conservation Area, Idlewyld Park, Kay Cee Gardens, Harvey Curry Park, Purple Hill Park, Orangeville District Secondary School, Princess Elizabeth Public School, Headwaters Health Care Centre

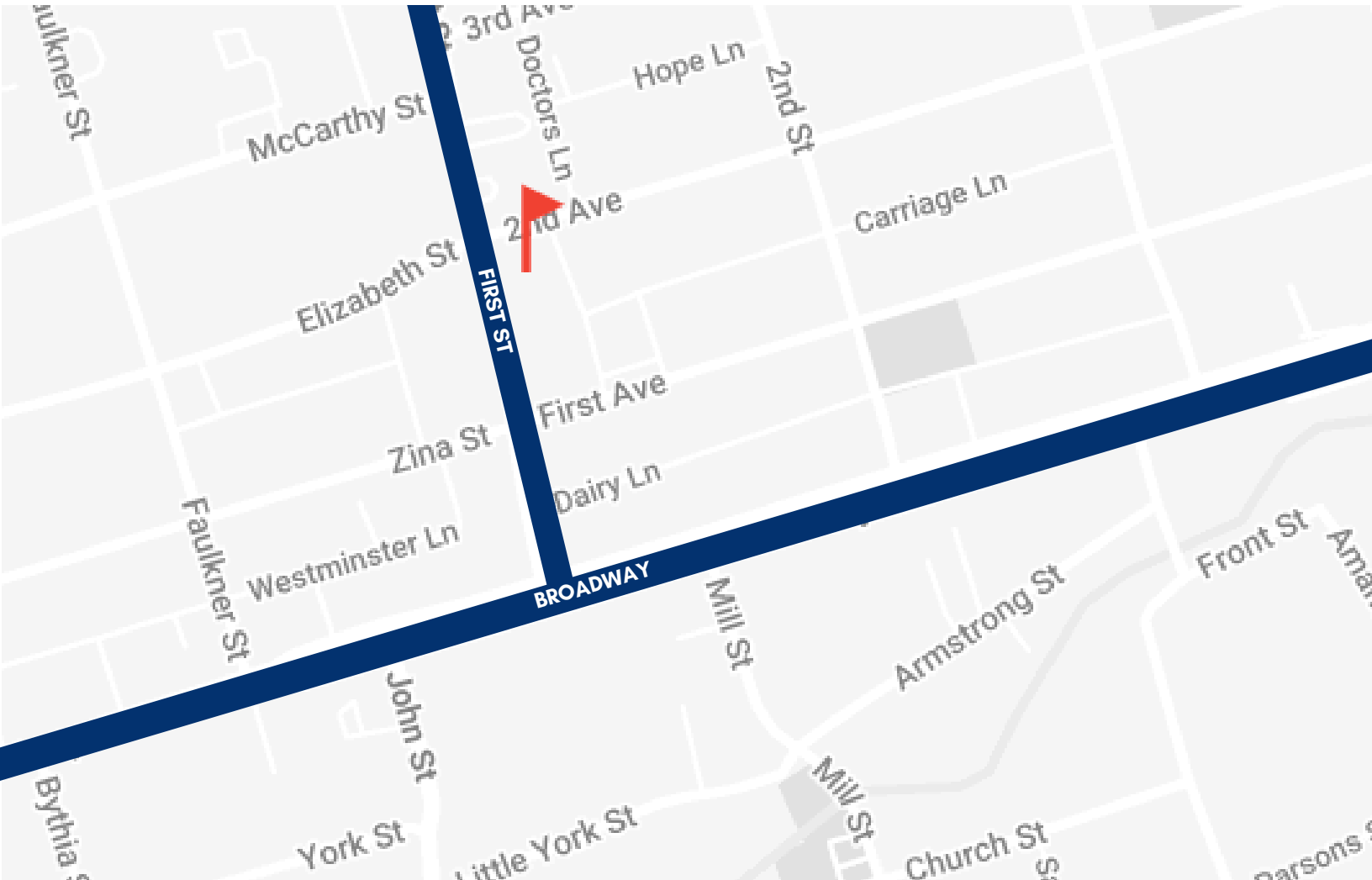


Public Transportation: The nearest bus stop, Hansen Blvd. is a 3-minute walk away to access the GO Transit Route 37 which connects Orangeville to Brampton, and the Greater Toronto Area. As of January 2023, Orangeville Transit introduced a fare-free pilot program. This initiative has been extended until at least July 2027 due to its positive impact on ridership and community accessibility.



ORANGEVILLE

ORANGEVILLE NEIGHBOURHOOD



Nearest Grocery Store
Approx. 1 km



Nearest School
Less than 700 m

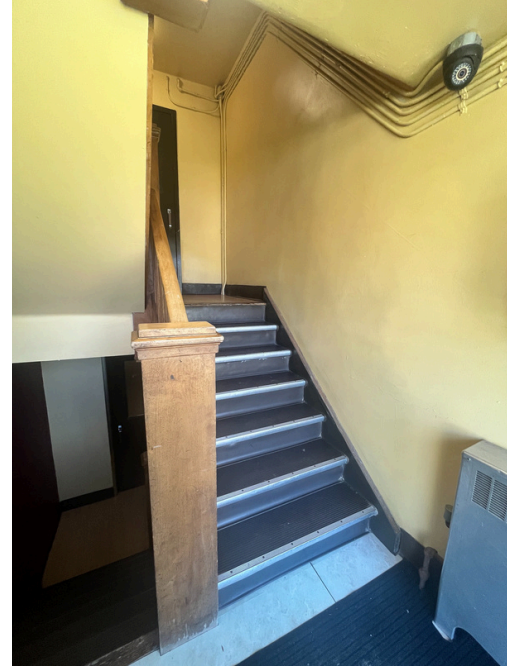


Nearest Park
Approx. 800 m

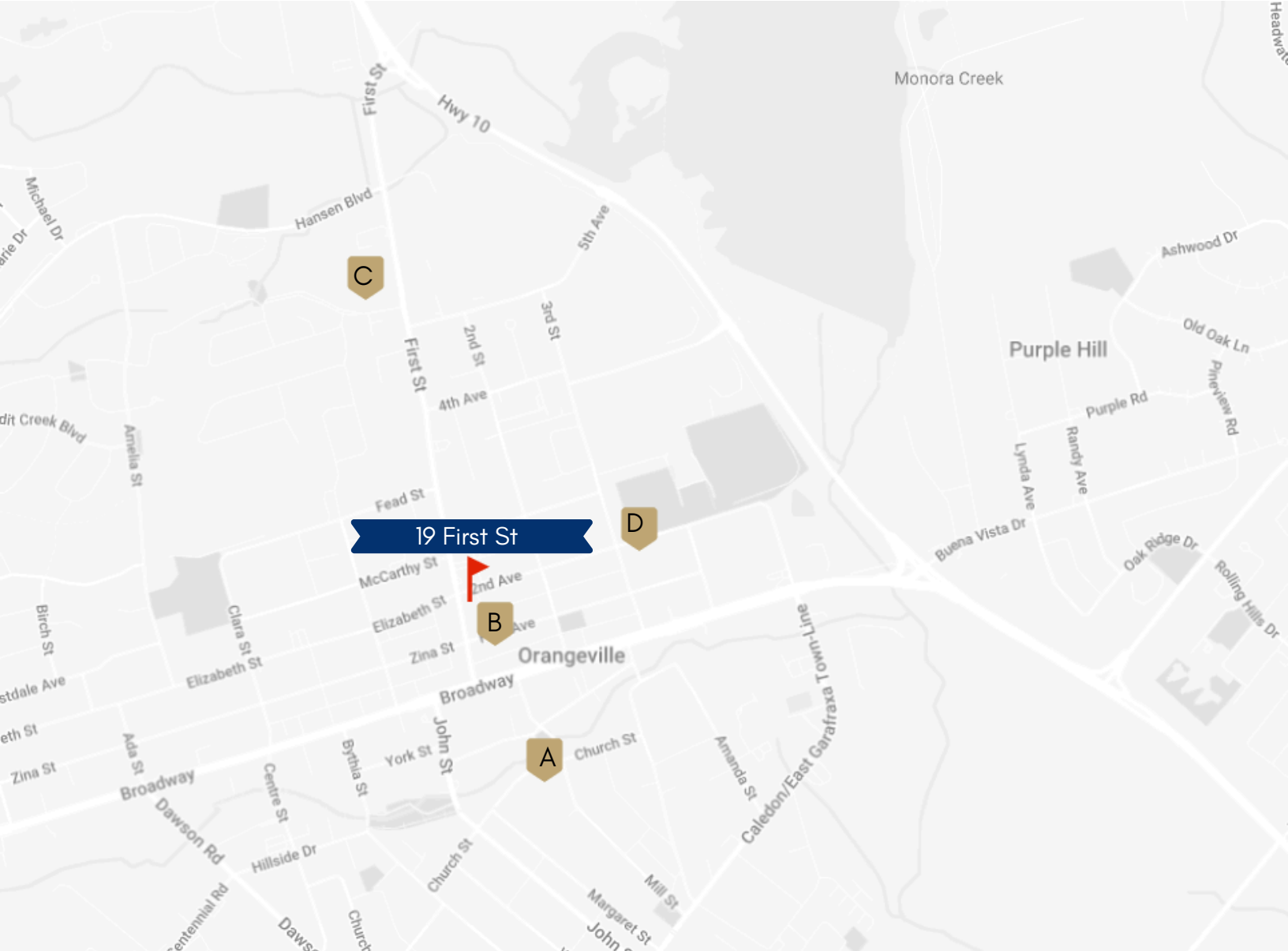
ABOUT ORANGEVILLE

Located just under an hour northwest of Toronto, it serves as a peaceful yet accessible alternative to the hustle of the city. Orangeville has experienced steady population growth, fueled by its affordability, friendly atmosphere, and expanding amenities. The town offers a well-rounded quality of life—clean streets, a vibrant arts scene, active community engagement, and a variety of local services.

VISUAL TOUR



RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	17 Church St	Bachelor	\$1,655	900 m
B	8 First Ave	1 Bed	\$1,745	160 m
C	35 & 45 Bredin Pkwy	1 Bed	\$1,732	950 m
D	50 & 60 Second Ave	2 Bed	\$2,300	500 m



To book a tour
please email
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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Real Estate Broker



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