MYSAK
REALTY INC – BROKERAGE



FOR SALE | 6 Units

106 Lorne Ave | Chatham, ON

PROPERTY OVERVIEW

ABOUT CHATHAM

It is a growing community in Southwestern Ontario known for its strategic location, strong agricultural economy, and affordable real estate market. Situated between Windsor and London, Chatham serves as a regional hub for agriculture, manufacturing, transportation, and energy industries. The city offers a high quality of life with access to major highways, a skilled workforce, healthcare facilities, educational institutions, and recreational amenities. Its business-friendly environment, stable economic base, and relatively low cost of living continue to attract residents, investors, and businesses seeking growth opportunities in Ontario.

ABOUT THE PROPERTY

106 Lorne Avenue is a well-located multi-residential property in the heart of Chatham, offering residents convenient access to shopping, dining, public transit, parks, and essential services. Situated within an established residential neighborhood, the property benefits from strong local amenities and proximity to downtown Chatham. The building features renovated rental units designed to meet the needs of today's tenants, making it an attractive and affordable housing option within the community. Its central location, accessibility, and stable rental demand contribute to its appeal as an income-producing investment property.

PROPERTY DETAILS

Unit Breakdown: 6 Units (1 x 1 Bdrm, 5 x 2 Bdrm)
Construction: Concrete Block

Approx. Age: 1953
Number of Storeys: 2.5
Flooring Type: Concrete Tile, Laminate & Ceramic Tile
Vacancies: None
Square Footage of Lot: 9,332 ft^2
Balconies: None

Legal Description: LT 2 BLK H PL 10; PT LT 1, 3 BLK H PL 10 AS IN 624554; CHATHAM-KENT



Location: Close to Downtown Chatham, Chatham-Kent health Alliance Hospital, Thames River, Thames Art Gallery, Kingston Park,

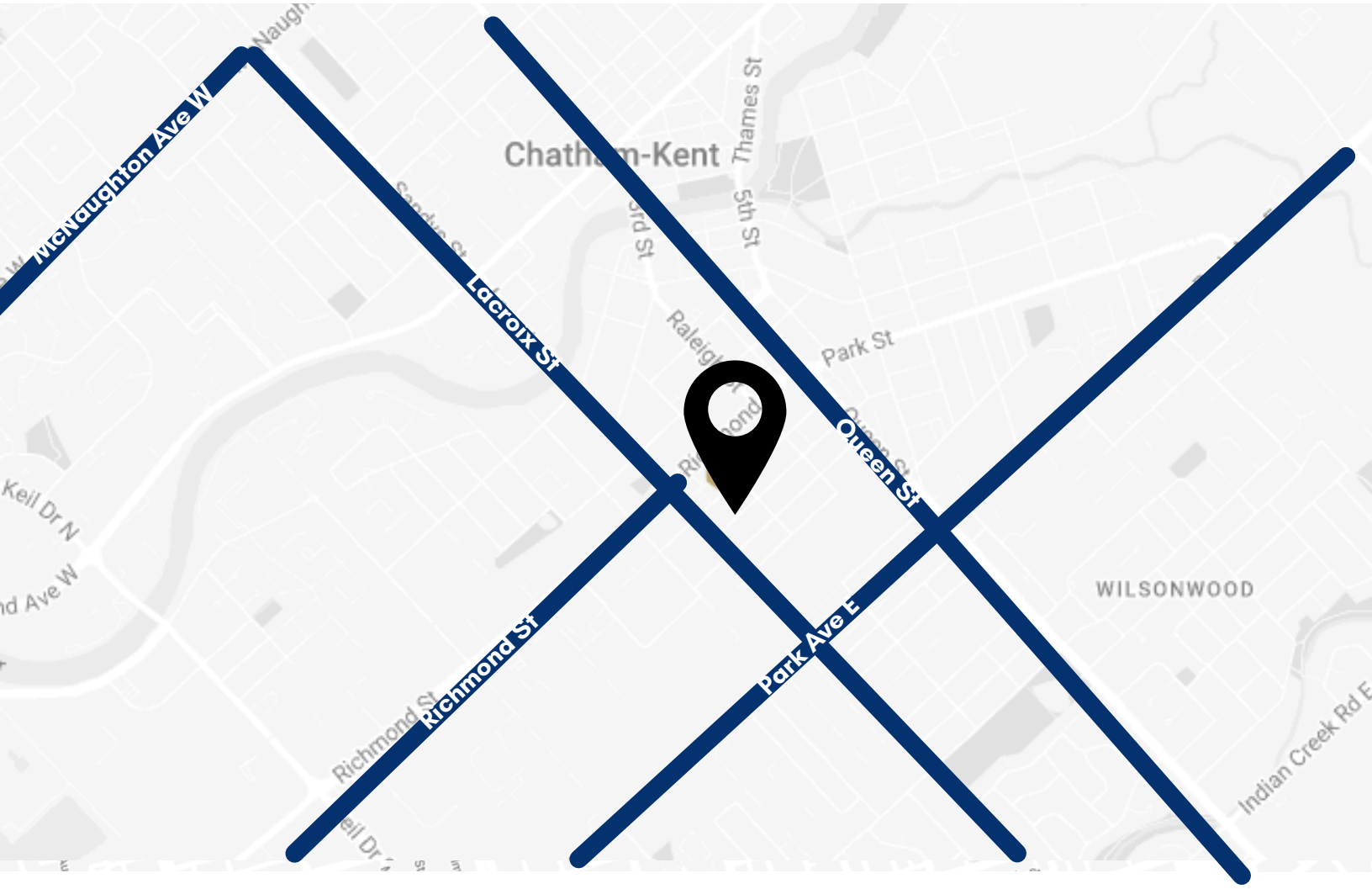
Public Transportation: Close to Highway 401, Ride Chatham-Kent Transit, VIA Rail Chatham Station.





Chatham

106 Lorne Ave



Nearest Grocery Store
Approx. 200 m

Nearest School
Less than 1.3 km

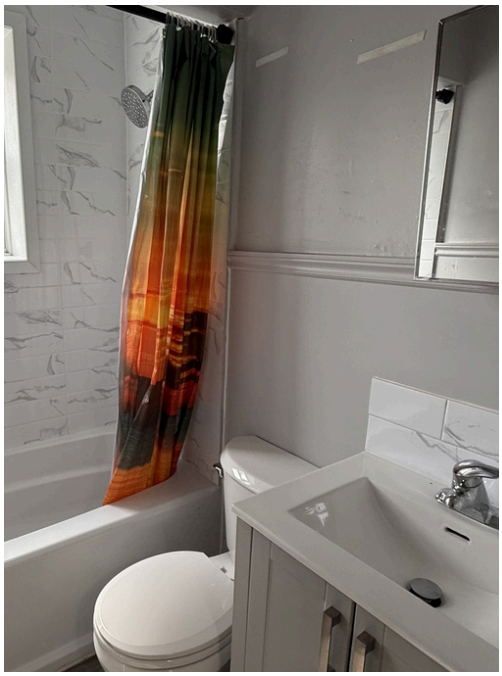
Nearest Park
Approx. 350 m

Lorne Ave

Lorne Avenue is a well-established residential street in Chatham, known for its mature neighbourhood setting and convenient access to everyday amenities. Residents enjoy proximity to schools, parks, shopping, healthcare services, and public transit, with easy connections to major thoroughfares throughout the city. Nearby Ride CK transit routes provide access to local transportation options across Chatham-Kent.

INTERIOR SUITES



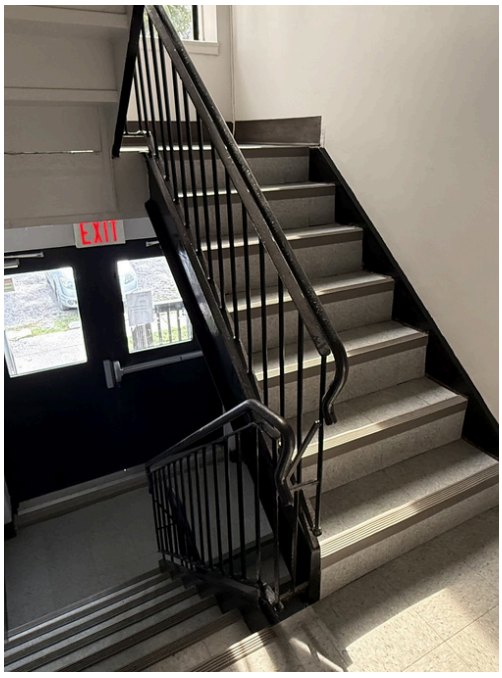








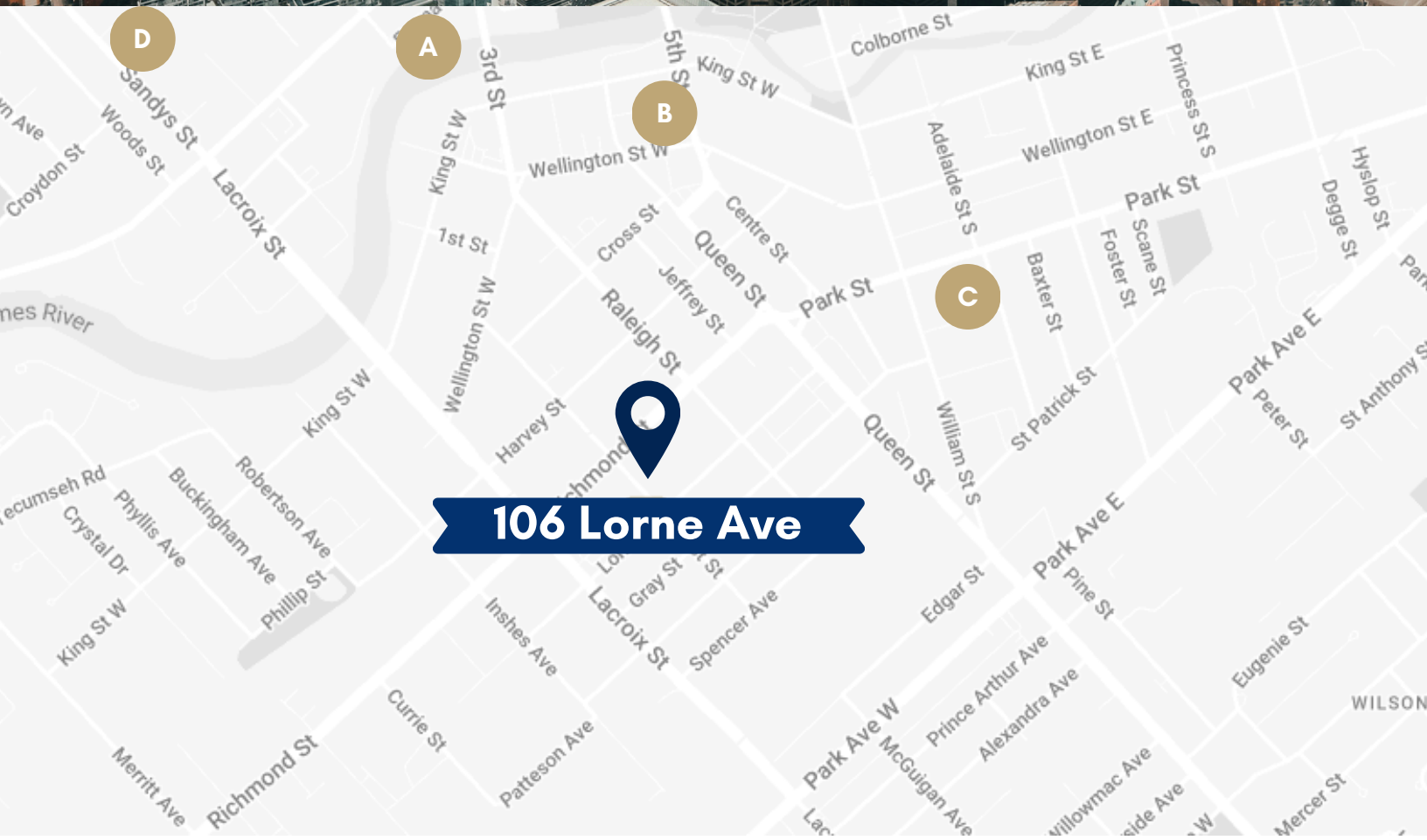






RENTAL ANALYSIS





Comparable	Address	Size	Price	Distance
A	40 Delaware Ave	1 Bed	$1,395	2.4 km
B	46 Raleigh St	2 Beds	$1,495	750 m
C	12 Dufferin Ave	2 Beds	$1,799	850 m
D	89 Sheldon St	2 beds	$1,400	2.3 km

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To book a tour
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