



INVESTMENT OPPORTUNITY

71 John Street East

Bradford, Ontario

Six-unit income property in the heart of Bradford West Gwillimbury

50 ft frontage · Diverse suite mix · Minutes from the Barrie GO line

LIST PRICE

\$1,480,000

NOI

\$101,942

UNITS

6

LOT SIZE

7,933 SF

PRESENTED BY

Matt Bolzicco Sales Representative

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The Property

A well-located income property in a growing northern GTA community

HIGHLIGHTS

Six-unit residential building with a simple suite mix — one three-bedroom & five two-bedroom each with one bathroom. Newly installed coin laundry in the basement provides ancillary income. The suite mix appeals to a broad tenant base and supports stable rental income across the cycle.

50 feet of frontage and 156.75 feet of depth on a 7,933 SF R2-zoned lot — providing long-term flexibility and future intensification optionality.

Central Bradford location within walking distance of the town's commercial core and a short drive to the GO station — direct rail access to Union Station on the Barrie line.

INVESTMENT THESIS

Stable in-place income with upside through suite turnover, modest capex, and continued rental growth — supported by sustained demand and ~3.0% GTA rental vacancy.

SUITE MIX

Three-bedroom	1 unit
Two-bedroom	5 units



PROPERTY DETAILS

Address	71 John Street East
Municipality	Bradford West Gwillimbury
Zoning	R2
Official Plan	Residential
Lot Size	7,932.99 SF
Frontage	50.00 ft
Depth	156.75 ft
Units	6

RECENT PROPERTY IMPROVEMENTS

- Five of six units fully renovated to modern standards
- Full site improvements completed — coin laundry, retaining wall, driveway and rear parking lot
- Building brought up to current fire-code compliance
- The sixth unit remains in original condition and is rented below market.

Upon natural turnover, a modest renovation in line with the work already completed is expected to bring rents in line with the balance of the building offering immediate upside.

Financial Summary

Certified income & expense — trailing twelve months

CERTIFIED NET OPERATING INCOME

\$101,942

per annum

EFFECTIVE GROSS INCOME

\$131,989

OPERATING EXPENSES

\$30,047

CERTIFIED INCOME & EXPENSE

LINE ITEM	% OF EGI	ANNUAL (\$CAD)
Gross Scheduled Income	103%	\$136,071
Less: Vacancy Allowance	(3%)	(\$4,082)
EFFECTIVE GROSS INCOME	100%	\$131,989
Property Taxes	6%	\$7,719
Insurance	3%	\$3,689
Electricity	3%	\$3,563
Gas	4%	\$5,237
Water	2%	\$3,065
Maintenance	2%	\$2,500
Waste Management	2%	\$2,160
Reserves for Replacement	2%	\$2,114
TOTAL OPERATING EXPENSES	23%	\$30,047
NET OPERATING INCOME	77%	\$101,942

Per the Certified Rent Roll (effective May 24, 2026) and Certified Income & Expense Statement, certified by the Landlord, KTK W Asset Management Inc. A 3% vacancy and bad-debt allowance is applied as a normalized underwriting assumption. Units 5 and 6 reflect newly signed leases with occupancy commencing August 1, 2026 — contracted but not yet in place. Prospective purchasers to verify independently. E. & O. E.

Location & Market

A growing northern GTA community on the Barrie line

WHY BRADFORD

One of the fastest-growing communities in Simcoe County, with strong population growth fuelling rental housing demand.

GO Transit access on the Barrie line provides direct rail service to Union Station — a key driver of tenant appeal.

Positioned along the Highway 400 corridor between Vaughan and Barrie, with convenient access to major employment nodes.

Established neighbourhood of low-rise residential and small-scale multifamily — stable, amenity-rich, walkable setting.

MARKET CONTEXT — GTA MULTIFAMILY

VACANCY	AVG. CAP RATE	\$ / SUITE
~3.0%	4.63%	\$292,901

Source: Altus — 2025 GTA multifamily benchmarks.



71 JOHN STREET EAST

View from the east approach

FOR MORE INFORMATION, CONTACT



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