



8 TASKER ST. ST. CATHARINES

\$399,900

Investment Property | 2 Units



FEATURES

- Vacant possession
- Single wide driveway; 2 spaces
- Two above ground units
- Convenient downtown location
- Converted church with lots of character

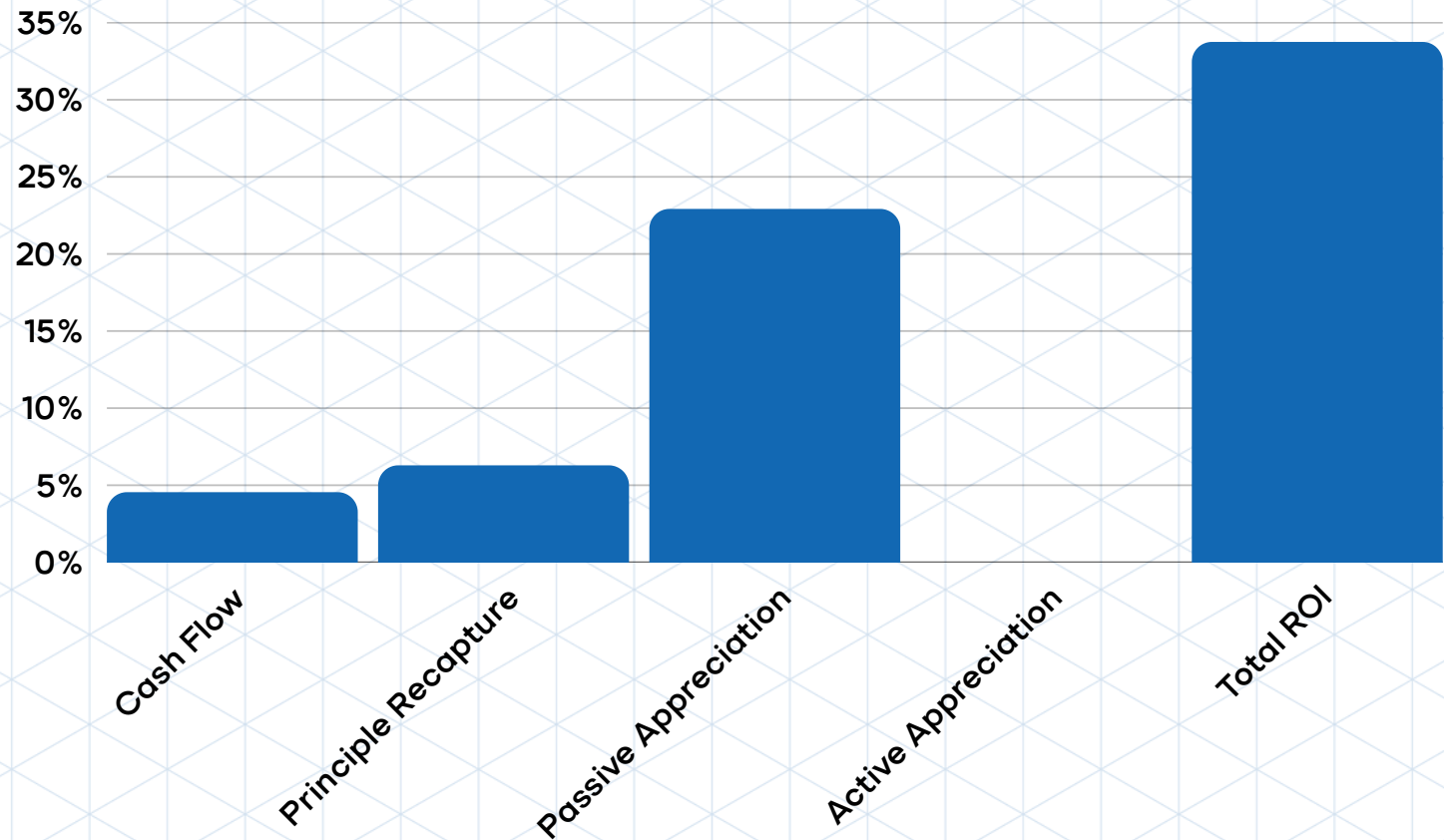


DESCRIPTION

This unique two-unit property offers both character and opportunity. Once a church, the building has been thoughtfully converted into two charming one-bedroom apartments, each filled with distinctive architectural details that set it apart from standard rentals. The property features a private single-wide driveway along with ample street parking for tenants and guests. Situated in a desirable St. Catharines neighbourhood, residents enjoy easy access to local shops, dining, parks, and transit—making it an attractive option for tenants seeking both charm and convenience. With its strong rental appeal and historic character, 8 Tasker St. is a standout addition to any investment portfolio.

ROI BREAKDOWN
LEASES

- 1-Bedroom Unit: Vacant with forecasted rents of \$1,200
- 1-Bedroom Unit: Vacant with forecasted rents of \$1,200



FINANCIAL ANALYSIS

MONTHLY GROSS RENTAL INCOME	\$	2,400
Vacancy Rate	\$	72
Other Inc:	\$	-
GROSS OPERATING INCOME (GOI)	\$	2,328

MONTHLY OPERATING EXPENSES

Taxes	\$	203
Insurance	\$	167
Utilities	\$	-
Repairs & Maintenance	\$	72
Property Management	\$	-
Condo Fees	\$	-
Other:	\$	-
Other:	\$	-
TOTAL MONTHLY OPERATING EXPENSES	\$	441

NET OPERATING INCOME (NOI)	\$	1,887
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DEBT SERVICE

Purchase Price	\$	399,900
Downpayment	\$	79,980
Mortgage Amount	\$	319,920
Monthly Payment	\$	1,556

NET MONTHLY CASH FLOW	\$	331
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FINANCIAL ANALYSIS

ACQUISITION COSTS

Down Payment	\$	79,980
Initial Improvements	\$	-
Building Inspection	\$	500
Appraisal	\$	500
Land Transfer Tax	\$	4,474
Legal Fees	\$	1,800
TOTAL ACQUISITION COSTS	\$	87,254

ROI

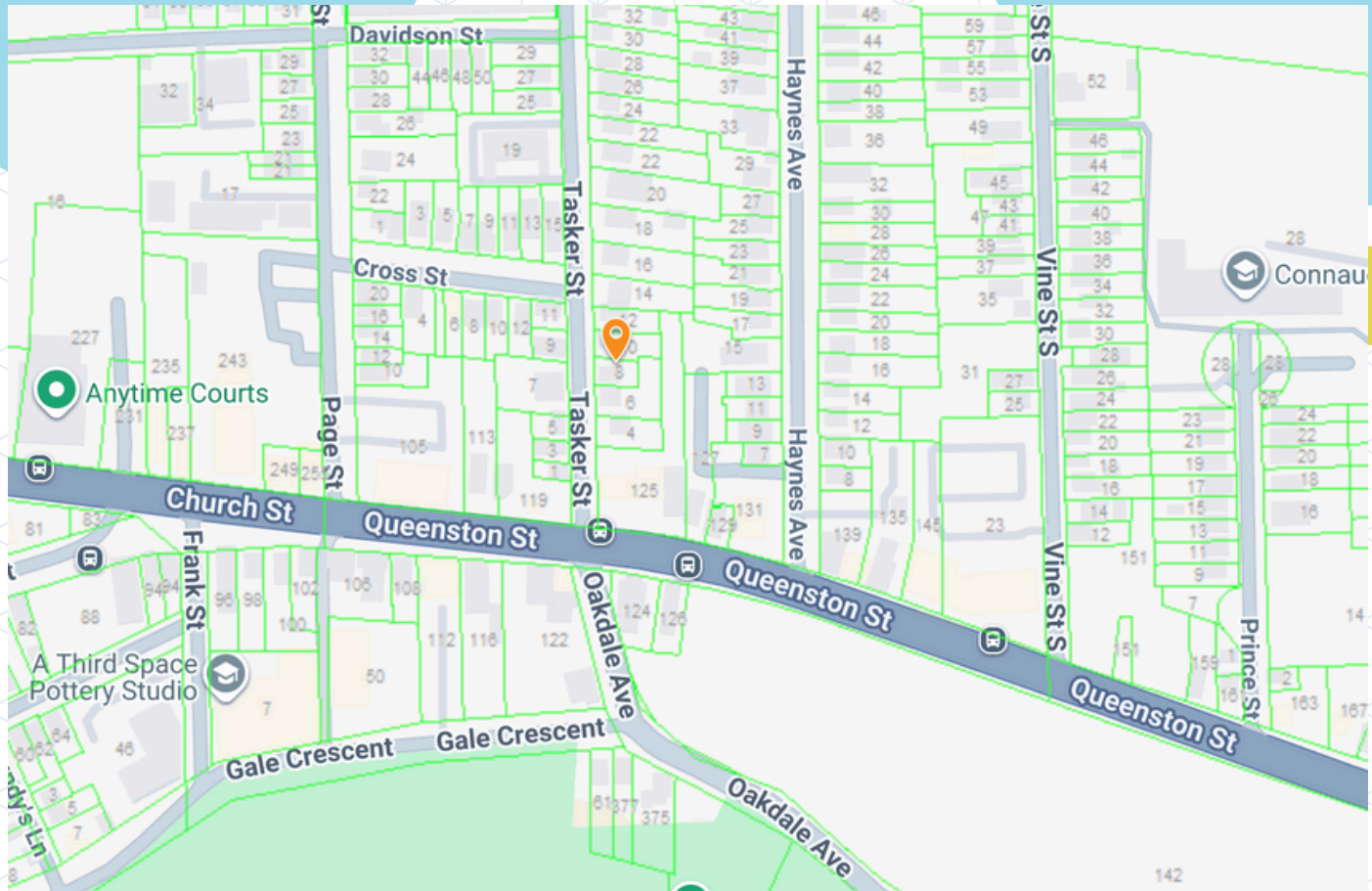
Cash Flow	4.55%
Principle Recapture	6.29%
Passive Appreciation	22.92%
Forced Appreciation	0.00%
TOTAL ROI	33.75%

SUMMARY

Cap Rate	5.66%
Cash-on-cash	4.55%
Break Even	85.79%
Payback Period (yrs)	22.0

Current Zoning: R2 Residential Zone

ZONING



PERMITTED USES

- Detached Dwelling
- Semi-detached Dwelling
- Duplex Dwelling
- Triplex Dwelling
- Fourplex Dwelling
- Townhouse Dwelling

SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



Nearby Schools

Connaught PS

Designated Catchment School
Grades PK to 8
28 Prince St

St Catharines Collegiate

Designated Catchment School
Grades 9 to 12
34 Catherine St

LookDeeper

Jeanne Sauvé French Immersion PS

Designated Catchment School
Grades 1 to 8
91 Bunting Rd

ÉE L'Héritage

Designated Catchment School
Grades PK to 8
35 Prince Charles Dr

École Franco-Niagara

Designated Catchment School
Grades PK to 12
670 Tanguay Ave

PARKS & REC

This home is located in park heaven, with 4 parks and 11 recreation facilities within a 20 minute walk from this address.



Centennial Gardens

321 Oakdale Ave


Bartlett Park

69 Haynes Ave



2 mins

Garden City Arena Complex

8 Gale Crescent



9 mins


5 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|--------------------------|
| 1 Playground | 1 Sports Court |
| 1 Arena | 1 Outdoor Games Facility |
| 2 Rinks | 4 Trails |
| 1 Basketball Court | |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away, and the nearest rail transit stop is 2.7 km away.

 **Nearest Rail Transit Stop**
St. Catharines

 **Nearest Street Level Transit Stop**
QUEENSTON ST and TASKER ST


1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 4km.

 **Niagara Health System - St Catharines Site**
1200 Fourth Ave

 **Fire Station**
64 Geneva St

 **Police Station**
68 Church St