

8 TASKER ST.

PROPERTY PROSPECTUS

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8 TASKER ST. ST. CATHARINES

\$399,900

Investment Property | 2 Units



2



2



2



806 Sq.ft.

FEATURES

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



Disclaimer: All information contained herein is for informational purposes only. Royal LePage State Realty, Brokerage; Heddle Real Estate makes no representation and/or warranties of the accuracy of the information contained herein. The purchaser MUST perform their own due diligence (with respect to, but not limited to, financials, legal use, zoning and environmental) and make their own inquiries.

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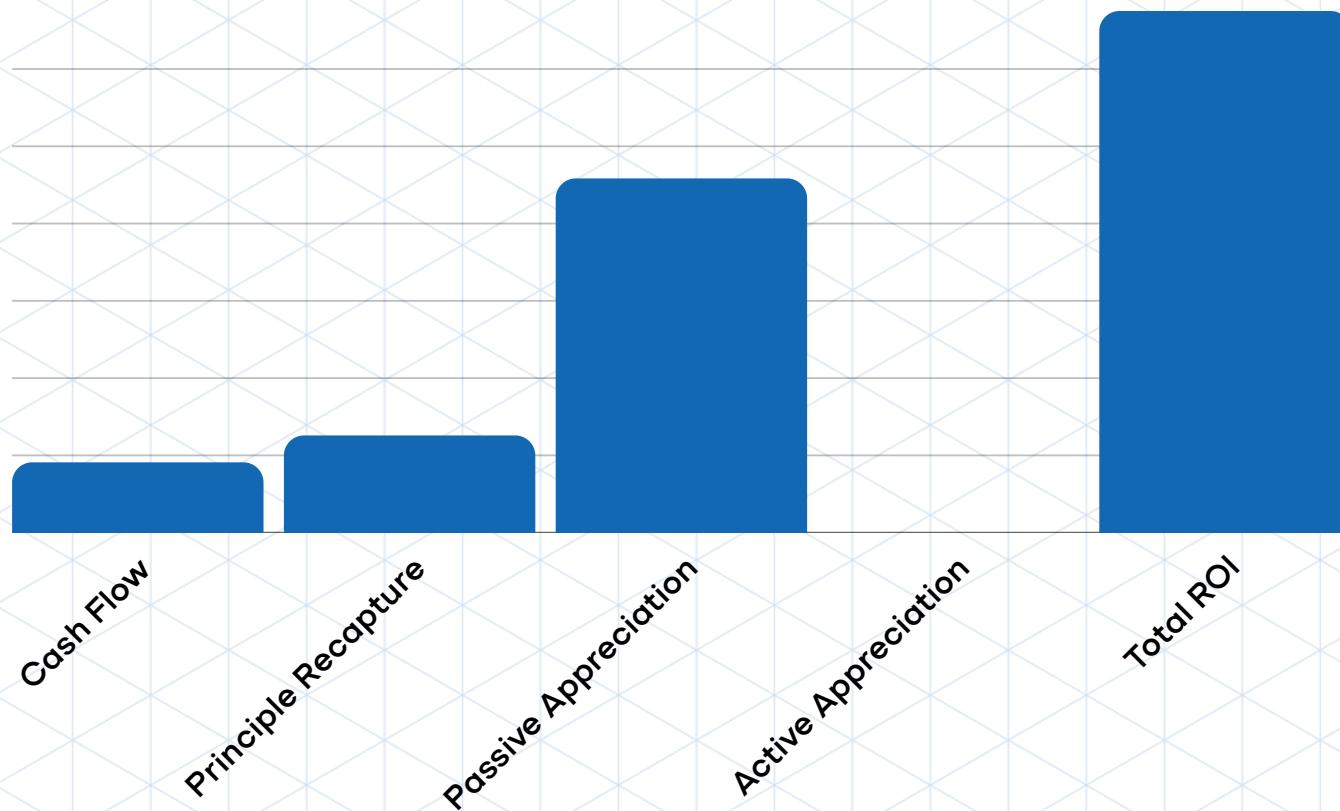
DESCRIPTION

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.

LEASES

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

ROI BREAKDOWN



| | | |
|---|-----------|----------------|
| MONTHLY GROSS RENTAL INCOME | \$ | 2,400 |
| Vacancy Rate | \$ | 72 |
| Other Inc: | \$ | - |
| GROSS OPERATING INCOME (GOI) | \$ | 2,328 |
| | | |
| MONTHLY OPERATING EXPENSES | \$ | 203 |
| 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 |
| | | |
| DEBT SERVICE | \$ | 399,900 |
| Purchase Price | \$ | 399,900 |
| Downpayment | \$ | 79,980 |
| Mortgage Amount | \$ | 319,920 |
| Monthly Payment | \$ | 1,556 |
| | | |
| NET MONTHLY CASH FLOW | \$ | 331 |

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

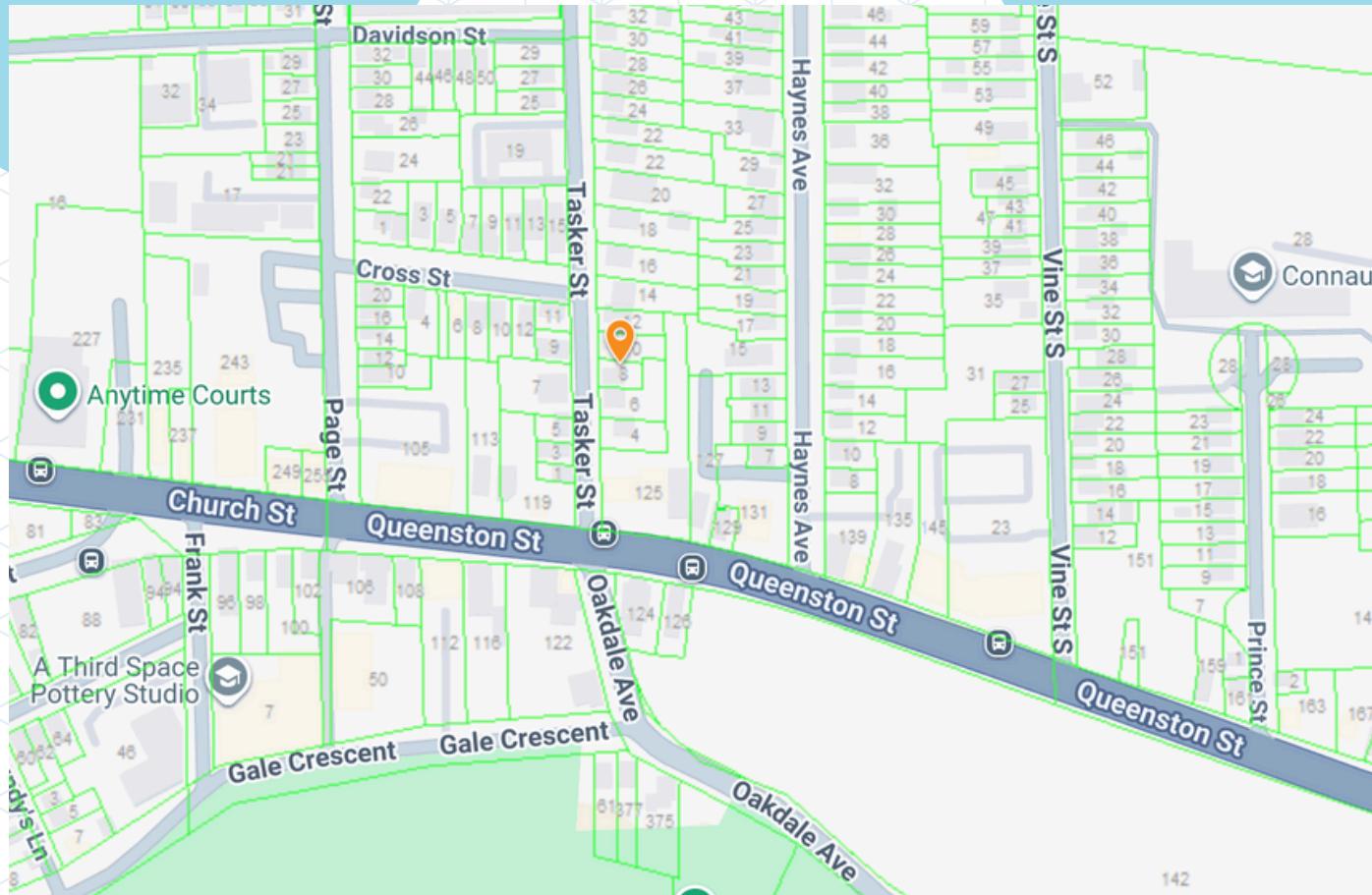
| | |
|----------------------|---------------|
| Cash Flow | 4.55% |
| Principle Recapture | 6.29% |
| Passive Appreciation | 22.92% |
| Forced Appreciation | 0.00% |
| TOTAL ROI | 33.75% |

SUMMARY

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

ZONING

Current Zoning: R2 Residential Zone



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

ÉÉ 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



2 mins

Garden City Arena Complex

8 Gale Crescent



9 mins

Bartlett Park

69 Haynes Ave



5 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground

1 Arena

2 Rinks

1 Basketball Court

1 Sports Court

1 Outdoor Games Facility

4 Trails

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