

GREAT INVESTMENT OPPORTUNITY

Over 11 % Cap
Rate

**ASKING PRICE:
\$ 41,900 per bed.**

25 Bed Retirement Home
Fully occupied with waiting list
Beautiful Setting along the
Welland River
11% Cap Rate
Easy to manage
Current owner will teach
inexperienced to manage.
New Hot Water Boiler 2008
New Roof 2009
Fully Turn Key
VTB 2nd mortgage could be
available to the right buyer.



Presented by **Investpro** Realty & Appraisal Ltd.

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Chippawa Place Retirement Home

