

# 88 James Investment Info

## 88 James

88 James St. St. Catharines, ON L2R 5C1

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The City of St. Catharines is the largest urban centre in the Niagara Peninsula representing more than one-third of the total population of the Niagara Region, in excess of 140,000, with total student population of 33,000+ at Brock University and Niagara College. A 13% growth is expected by 2024 or an additional  $\pm 2,600$  Students

### Population Growth:

Population increased +5.32% over the last 10 years.  
+0.72% over the last 12 months.

(Statistics Canada)

### Maintenance Fees:

88 James monthly condo fees: TBD

AVG Toronto monthly condo fees: \$0.77 per sqft

### Rental Value St. Catharines:

AVG 1 Bed: \$1,800.00

AVG 2 Bed: \$2,150.00

### Sold Price St. Catharines vs. GTA

AVG St. Catharines sold price: \$763,200.00\*

AVG GTA sold price: \$1,242,793.00\*

\*(Jan - March 2022)

### Invest in 88 James:

St. Catharines is one of the most affordable places to buy homes in the Golden Horseshoe, and that has brought continuous demand for investors, especially as demand for good rentals is high. Rent-to-own and traditional rentals have both been in demand and are popular investment options in the city. St. Catharines is Canada's eighth fastest growing municipality: Niagara's population has increased more than 30,000 since 2016.

**88 James Walk Score: 93 | Bike Score: 81**

**Brock Rental Units: 2min Walk (100% Occupied)**

**New Brock Student Campus: 5min Walk**

**Brock University Main Campus: 8min Drive**

**Niagara College: 15min Drive**



15 Min - American Border, Buffalo, NY.

15 Min - Niagara Falls, ON

1 Hour - Drive to Toronto, ON.



30 Min - Closest US. Airport

45 Min - John C. Munro Airport Hamilton, ON.

60 Min - Pearson Airport, Mississauga, ON.

### Price Per Sqft St. Catharines vs. Toronto

AVG \$/sqft St. Catharines: \$865.00

AVG \$/sqft Toronto: \$1,400.00

