



22

Carleton Court

23-Suite Apartment Building For Sale in Dorchester, Ontario

Lennard:



Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained by 2000448 Ontario Limited (the “Vendor”) to oversee the sale of a 100% freehold interest in 22 Carleton Court, Dorchester, Ontario. The property is a three-story, 23-suite apartment building located on a 1.13-acre parcel of land within a low-rise residential neighbourhood in central Dorchester, Middlesex County. The building was constructed in 1987 and features surface parking, on-site laundry facilities, an elevator, a multi-use room, and each suite has a balcony or patio. On closing, the new ownership will have the opportunity to lease out the three vacant suites at market rates.

Joshua Perlstein

Vice President
Sales Representative

647.993.5674
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Investment Highlights



Significant upside
in rental income

There is the potential to increase rental income at the property by over 50%. Current rents are well below market and suites will only require light renovation on turnover. On closing, new ownership will have the opportunity to lease out the three vacant suites, and there is potential to convert the main floor multi-use room into an additional bachelor suite.



Leading rental
building in a limited
inventory market

The property is diligently managed making it a leading rental property within a tightly held and low-vacancy submarket. The building benefits from sustained tenant demand, combined with the scarcity of comparable rental offerings, allows for consistent rent growth over time.



Predictable future
maintenance costs

The building has been well maintained and upgraded throughout its life, allowing new ownership to benefit from predictable future maintenance. All building systems are in good working order, and a building condition assessment has been completed to verify this.



Close proximity to
desirable amenities

Located in the core of Dorchester, the property boasts a strategic location within walking distance to Foodland, The Flight Exec Centre, Shoppers Drug Mart, Tim Hortons, The Mill Pond Eco Trail, and an elementary and high school.

Investment Summary

Property Features

Municipal Address	22 Carleton Court, Dorchester, Ontario
PIN	081830147
Year Built	1987
Building Size	23 Suites
Suite Mix	11-1Br, 12-2Br
Lot Area	1.13 Ac
Parking	34 Surface Stalls
Hydro	Individually Metered
Laundry	On-Site Laundry Room
Elevator	1 Hydraulic Elevator
Average Rent	\$1,173
YE 2025 NOI	\$192,855

Site Description

22 Carleton Court is ideally situated just off Dorchester Road, the primary north-south transit corridor in Dorchester. Positioned on the south side of the street, the property features a rectangular lot with 244 feet of frontage along Carleton Court. At the rear of the property, surface parking is available, accessible via a driveway located to the east of the building.

The surrounding area offers a diverse mix of uses. To the north and east are single-family homes; to the west, a similarly styled and sized rental apartment building; and directly to the south lies Village Centre Plaza, featuring Foodland, Scotiabank, Dollarama, and Subway.



The Community

- Grocery
 - 1 Foodland
 - 2 No Frills
 - 3 Subway
 - 4 Tim Hortons
- Restaurants
 - 5 Little Caesars
 - 6 McDonald's
 - 7 Pizza Hut
 - 8 Mill Pond Tap & Grill
- Everyday Amenities
 - 9 Dollarama
 - 10 Scotiabank
 - 11 Pet Valu
 - 12 IDA Pharmacy
 - 13 LCBO
 - 14 Esso Gas
 - 15 Home Hardware
 - 16 Shoppers Drug Mart
 - 17 Dorchester Dental
- Education & Social Services
 - 18 River Heights Elementary School
 - 19 Lord Dorchester Secondary School
 - 20 Northdale Central Public School
 - 21 St. David Catholic Elementary School
 - 22 Fire Department
 - 23 Library
 - 24 Service Ontario
- Leisure
 - 25 The Flight Exec Centre
 - 26 Thames Centre Outdoor Recreational Complex
 - 27 Dorchester Golf & Country Club
 - 28 Dorchester Mill Pond EcoTrail

📍 22 Carleton Court

🚗
Hwy 401
4 Minutes

Regional Demographics

- 👥 Total Population
5,680
- 🏠 Total Households
2,159
- 🎁 Median Age
46
- 👤 Employment Rate
60%
- 💰 Median Household Income
\$113,436
- 👨‍👩‍👦 Population Density Per Square km
201

The Neighbourhood

22 Carleton Court is situated in the heart of Dorchester, Ontario, a community that perfectly blends small-town charm with modern-day convenience. Residents enjoy a welcoming neighbourhood atmosphere supported by excellent local amenities, including top-rated schools, safe streets, and access to outdoor recreation like the scenic Mill Pond Eco Trail and the Flight Exec Centre. The town's growing infrastructure and commitment to community life—highlighted by events like the annual Dorchester Fair—make it an appealing location for families, professionals, and retirees alike.

Dorchester's strategic location just east of London, Ontario, offers the best of both worlds: peaceful suburban living with easy access to urban job markets and amenities via Highway 401. Ongoing residential and commercial development continues to support strong property values, making the area particularly attractive for investors. With demand for rental housing on the rise and the town's continued focus on sustainable growth, apartment buildings like 22 Carleton Court represent a rare opportunity to invest in a stable, high-demand market that combines lifestyle appeal with long-term financial potential.

Why Invest in Dorchester

22 Carleton Court is a rare opportunity to tap into a steadily appreciating real estate market in one of Middlesex County's most desirable and growing communities. With apartment prices seeing year-over-year increases, investors benefit from both capital appreciation and long-term rental income. The village's close proximity to London and direct access to Highway 401 make it an ideal location for commuters, which fuels consistent rental demand. A rising population, currently sitting at 5,680, reflects continued growth and housing need, particularly among families and young professionals seeking affordability and a high quality of life outside the city core.

Dorchester's small-town charm is balanced by solid infrastructure, excellent schools, and recreation facilities that make it attractive to long-term tenants. With amenities like the Flight Exec Centre, Mill Pond Eco Trail, and active community programs, rental retention is strong and vacancy rates remain low. Thoughtful zoning and a mix of property types offer investors flexibility and room for portfolio growth. Whether you're a seasoned investor or entering the multifamily market for the first time, Dorchester delivers a stable, income-producing environment with solid appreciation potential—making an apartment building here a smart, forward-looking investment.

The Suites

22 Carleton Court offers one-bedroom and two-bedroom suites. A typical suite includes either laminate plank flooring or carpet in the dining room, living room, and bedroom, with ceramic tile in the kitchen and bathroom. Kitchens follow a walk-through galley layout and come equipped with wood cabinetry, laminate countertops, a single stainless-steel sink, white refrigerator, electric four-burner stove, and range hood. Each suite contains a four-piece bathroom with a panel-style bathtub surround, an updated toilet, a large plate glass mirror, and a wooden vanity with built-in storage. Bedrooms are designed with spacious clothing closets, while the main hallway provides both linen and coat closets. At the center of the suite, a large walk-in closet houses the hot water tank and offers additional storage space. This area can be reconfigured to accommodate a stackable washer and dryer. The living room opens to the balcony through a sliding glass door.



The Building



Offering Process

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Lennard:

Data Room Contents

- Confidential Information Memorandum
- September 2025 Building Condition Assessment
- September 2025 Phase 1 Environmental Assessment
- Additional Property Photography
- 2023 & 2024 Expenses
- Fire Alarm Testing
- Elevator Testing
- Floor Plans
- Current Rent Roll

Legal Description

PART OF BLOCK “G” ON RCP1020;
DESIGNATED PARTS 15 & 16 33R6376
NORTH DORCHESTER TWP

Tours

Property tours are available by appointment only. Please do not go directly or walk the property without consent. To schedule a tour between 11:00 am and 2:00 pm on one of the days below, please contact Joshua Perlstein.

- Wednesday, October 8th
- Thursday, October 16th
- Thursday, October 23rd

Submission Date

The Vendor is open to reviewing offers starting Tuesday, October 28th, 2025. Please submit all offers by email to:
Joshua Perlstein | josh@lennard.com

Offering Guidelines

The Vendors’ objectives are to maximize the sale price of the property and complete a disposition. Parties are invited to submit an Agreement of Purchase and Sale through Lennard Commercial Realty for 22 Carleton Court, Dorchester. Potential purchasers are encouraged to include as part of their submission an outline containing key principles of the company, the ability to close a real estate transaction of this magnitude as well as a brief business history.

Prospective Purchasers should note that the Vendor is under no obligation to respond to, nor accept, any proposal. The Vendor reserves the right to remove the Property from the market and to alter the offering process (or the timing thereof) at its sole discretion, without being obliged to justify its decision in any way.

Ownership Group

2000448 Ontario Limited

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