



Diana Court Apartments

500 Queen Street | Dunnville, Ontario
40-Suite Apartment Building For Sale

Lennard:

Executive Summary

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Investment Highlights



Strong Upside in Rental Income

The current average rent at Diana Court is \$1,013, well below market. With 39 of 40 suites offering spacious two and three-bedroom layouts, modest renovations on turnover can increase income by as much as 78%.



Operational Efficiency & On-Site Oversight

The scale of Diana Court allows for operational efficiencies in property management, while daily operations, tenant relations, maintenance and upkeep of the property can be overseen by a dedicated on-site superintendent.



Prime Location with Everyday Convenience

Diana Court is ideally located less than 500 metres from Dunnville's vibrant downtown core. Tenants enjoy walkable access to essential amenities including Food Basics, Giant Tiger, Dollarama, plus a diverse mix of restaurants and local shops.



Low Vacancy in a Tight Market

Diana Court maintains a historically low vacancy rate, benefiting from its status as one of Dunnville's only privately owned rental buildings. Located in a supply-constrained market with minimal new development, demand remains consistently strong.

Lennard Commercial Realty, Brokerage (the "Advisor") has been retained by Morganti Holdings Inc. (the "Vendor") to oversee the sale of a 100% freehold interest in 500 Queen Street, Dunnville, Ontario, known as Diana Court Apartments. The property is a four-storey, 40-suite apartment building situated on a 1.15-acre parcel of land within a low-rise residential neighbourhood, in the eastern part of downtown Dunnville, Haldimand County. Diana Court was constructed in 1960 and features surface parking, individually metered hydro, a single elevator, on-site laundry facilities, and each suite has a balcony or patio.

For more information, please contact the exclusive listing agent:

Joshua Perlstein

Vice President
Sales Representative

647.993.5674

josh@lennard.com



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Investment Summary

Property Features

Municipal Address	500 Queen Street, Dunnville, Ontario, N1A 1J5
PIN	381230264
Main Intersection	Oak Street & Queen Street
Year Built	1960
Building Size	40 Suites
Suite Mix	1-1Br, 26-2Br, 13-3Br
Number of Storeys	4 Storeys
Lot Area	1.15 Acres
Hydro	Not Individually Metered
Parking	45 Surface Stalls
Laundry	Three Washers & Three Dryers
Average Rent	\$1,013
Year 1 NOI	\$274,737

Site Description

Diana Court is located just east of Dunnville’s downtown core, positioned on the south side of Queen Street. The property is rectangular in shape, with 503 feet of frontage along Queen Street. At the eastern end of the site, a spacious surface parking lot provides convenient access via a driveway directly off Queen Street.

The surrounding residential neighbourhood is characterized by tree-lined streets and pedestrian-friendly sidewalks. To the north, across Queen Street, are single-family homes, while the areas to the south, east, and west feature a mix of two-storey rental apartment buildings and duplexes. The lot itself is flat and appears to be at a similar grade to adjacent properties.

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Regional Demographics



Total Population
6,267



Education
87%



Average Age
46



Average Household Income
\$77,842



Population Density
Per Square km
222

Why Invest in Dunnville

Dunnville presents a compelling opportunity for real estate investors seeking long-term value and stable cash flow in a smaller, growing community. Dunnville offers a lower acquisition cost compared to nearby urban markets like Hamilton, Niagara, or the GTA. The area's low rental vacancy rate reflects strong demand, particularly for well-maintained and conveniently located rental housing. This demand is fueled by a mix of local employment, retirees downsizing, and individuals relocating for a quieter, more affordable lifestyle. Haldimand County also continues to see modest but consistent population growth, which supports sustained rental demand and future property value appreciation.

The Neighbourhood

Dunnville sits along the Grand River in Haldimand County and offers a blend of peaceful small town character and access to nature and recreation. Residents can enjoy waterfront activities like canoeing, kayaking, fishing, and boating, as well as trails, parks, and conservation areas such as Byng Island or Rock Point for hiking, bird watching, and swimming. Downtown Dunnville features local shops, cafes, diners, pubs, and a twice weekly farmers' market. Community events such as the Mudcat Festival and the Agricultural Fair, and cultural attractions like the Royal Canadian Air Force Museum, bring people to Dunnville every year.

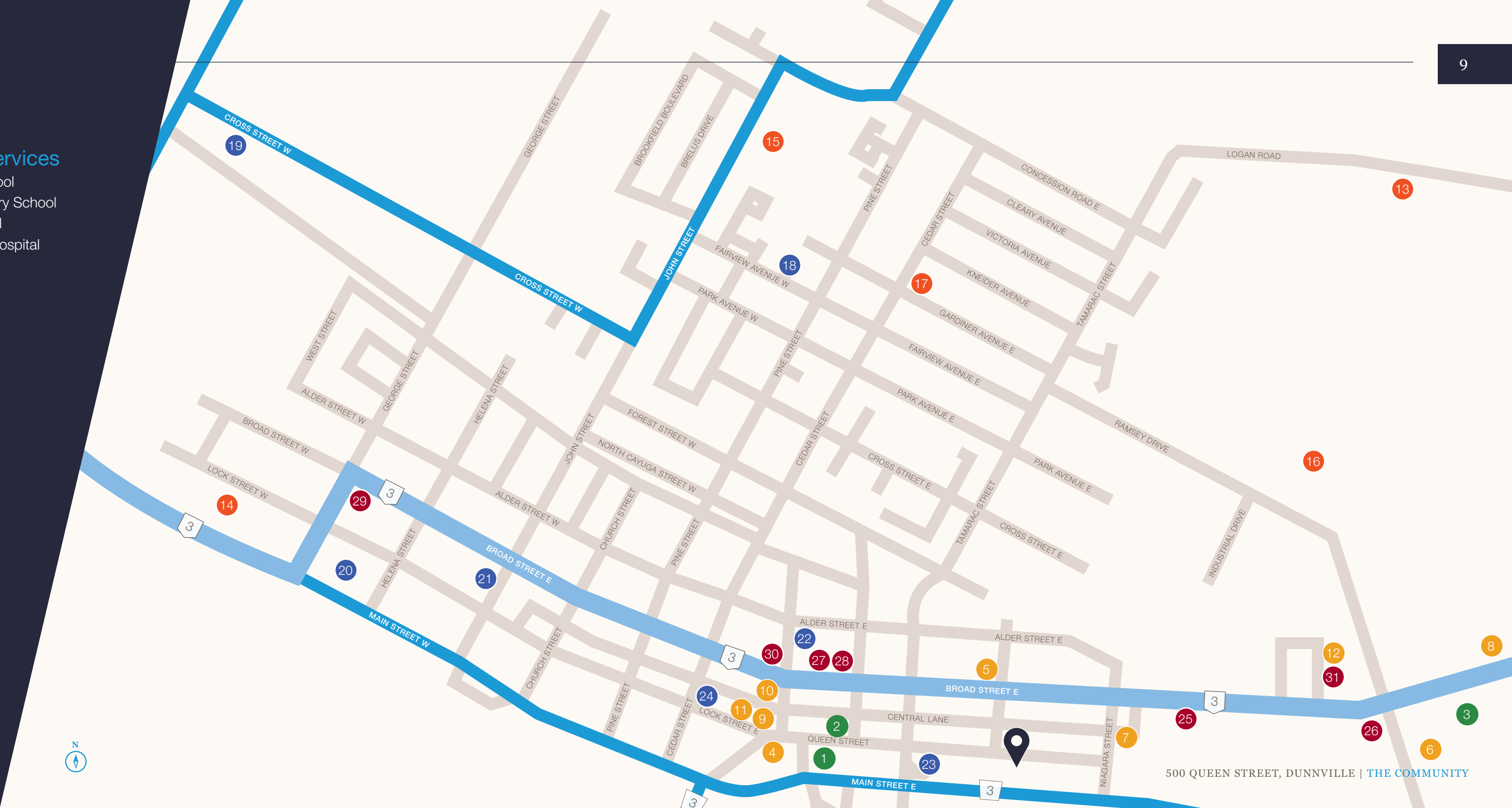
The Community

- Grocery**
 - 1 Food Basics
 - 2 Giant Tiger
 - 3 Sobeys
- Everyday Convenience**
 - 4 Dollarama
 - 5 Race Trac Gas Station
 - 6 Canadian Tire
 - 7 Avondale
 - 8 Home Hardware
 - 9 CIBC
 - 10 Hauser's Pharmacy
 - 11 Rexall Pharmacy
 - 12 Shoppers Drug Mart
- Leisure**
 - 13 Dunnville Soccer Park
 - 14 Lion's Park
 - 15 Kinsman Park
 - 16 Dunnville Memorial Arena
 - 17 Gardiner Park

- Education & Social Services**
 - 18 Mapleview Elementary School
 - 19 Thompson Creek Elementary School
 - 20 Dunnville Secondary School
 - 21 Haldimand War Memorial Hospital
 - 22 Haldimand Public Library
 - 23 Dunnville Fire Station
 - 24 Dentistry Dunnville
- Restaurants**
 - 25 McDonald's
 - 26 Tim Hortons
 - 27 A&W Canada
 - 28 barBURRITO
 - 29 Subway
 - 30 Domino's Pizza
 - 31 Wendy's

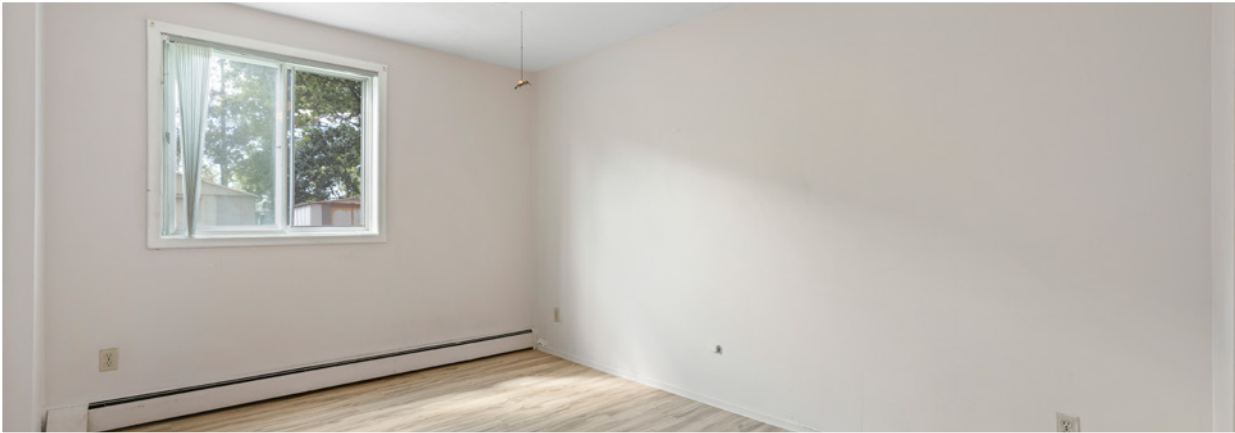
 500 Queen Street

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Vacant Suites

There are currently two vacant, two-bedroom units at Diana Court. A typical two-bedroom unit has the front door open into a large living room area, with a connected dining room and a galley kitchen in the corner. The units are well laid out with a wide hallway that features a coat and linen closet that connects the living area to the bedrooms and bathroom. All bedrooms feature a closet, and the three-bedroom units have a walk-in closet in the master bedroom. Each unit features a four-piece bathroom and access to the balcony is through a sliding door located in the living room.



Renovated Suites

Renovated units at the property have been upgraded with laminate plank flooring throughout. New white cabinetry and laminate counter tops with a single stainless-steel sink, with white appliances including a four-burner electric stove and top-mount freezer refrigerator. The four-piece bathrooms have been fitted with a new vanity, toilet, and bathtub with a panel style surround.



The Building



Offering Process



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Legal Description

LT 17-21 PL 43; S/T HC105048, HC82469E;
HALDIMAND COUNTY

Tours

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

- Wednesday, October 22nd
- Wednesday, October 29th
- Thursday, November 6th

Submission Date

The Vendor is open to reviewing offers anytime starting Wednesday, November 12th, 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 500 Queen Street, Dunnville. 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 Vendors are under no obligation to respond to, nor accept, any proposal. The Vendors reserve 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

Morganti Holdings Inc.

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