



Artist's Concept. E. & O.E.

# FACT SHEET

[STATIONSIDE.CA](http://STATIONSIDE.CA)



STATIONSIDE

## Location

Address 135 Nipissing Rd.  
City Milton, Ontario

## Building Highlights

Storeys 19 & 23 (6 storey podium)  
Towers 2 + Podium  
Total Units 613 (268 PH1 | 345 PH2)  
Parking 669 (544 Residential | 123 Visitor)  
Bike Spaces 613  
Lockers 522

## Suite Mix

1 Bed 30.7%  
1 + Den 41.3%  
2 Bed 20.8%  
2 + Den 7.2%

## Suite Highlights

**PH1**  
Sizes 447 – 853 sq.ft.  
Ceiling Heights 9'0"

## Amenity Highlights

Lobby Ground Level  
Fitness Studio Floor 3  
Party Room Floor 3  
Outdoor Terrace Floor 3  
• 30,000 sq.ft.  
• BBQ Stations  
• Dining & Lounge Areas  
• Bocce Ball Court

## Planning Process

Site plan approved

## Occupancy

June 2027



# MILTON'S EDUCATION VILLAGE\*

Just 6-minutes from Stationside, the soon coming 400-acre Milton Education Village will be the future home of a joint Wilfred Laurier & Conestoga College campus, along with the MEV innovation centre. The new Milton welcomes a world of opportunity in education, employment, and beyond.

\*Source: Milton.ca, Milton Education Village Secondary Plan

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## 257,000 SQ.FT.

Retail and service space

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## 2 CAMPUSES

Future home of Wilfred Laurier and Conestoga College

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## 6-MIN

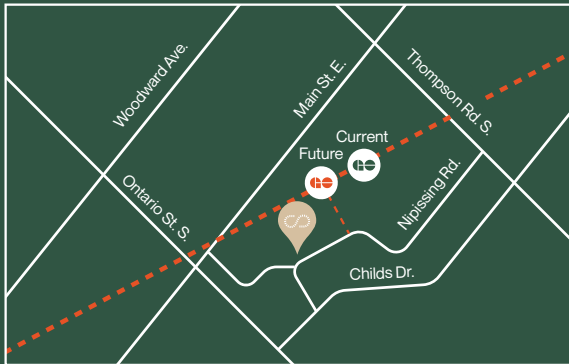
Stationside is located just 6-minutes away

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# NEXT STOP: MILTON

Direct access to transit can lead to pre-construction units appreciating up to 34% faster than similar projects on the market.\*

# 34%



\*Percentage difference based on projects in the Vaughan region. Data from Altus indicates that rapid transit oriented communities experienced a 71% increase in price over a 3 year period, whereas projects outside rapid transit hubs increased 37% within a 3 year period. Period analyzed, 2019 to 2022. Builder and Listing Brokerage make no guarantee to the accuracy of the information as calculations were based on data sourced from Altus Data Solutions E&OE

# LIVE WORK LAY

MILTON'S FUTURE MOBILITY HUB\*

Stationside will be of the first of many buildings within Milton's Future Mobility Hub. Projected to accommodate up to 25,000 new residents and 4,000 jobs the Mobility Hub connects Milton to the GTA and beyond, including travel to Toronto's Union Station in just over an hour. Stationside is steps from the soon coming GO expansion which will provide 15-minute rush hour service, and 30% more trips. Milton has never been so accessible.

## 4,000 new jobs

## 25,000 new residents

\*Source: Milton Mobility Hub Final Report July 2020



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# LOW VACANCY IN MILTON\*

A severe shortage in Milton's rental market indicates a strong demand for well-located, well-designed rental units. Condo investors can benefit from a secondary market with a low-vacancy risk, strong capital appreciation, and stable returns.

0.6%



Milton had the worst vacancy rate in Halton last year, with openings in just 0.6% of private townhomes and apartments.

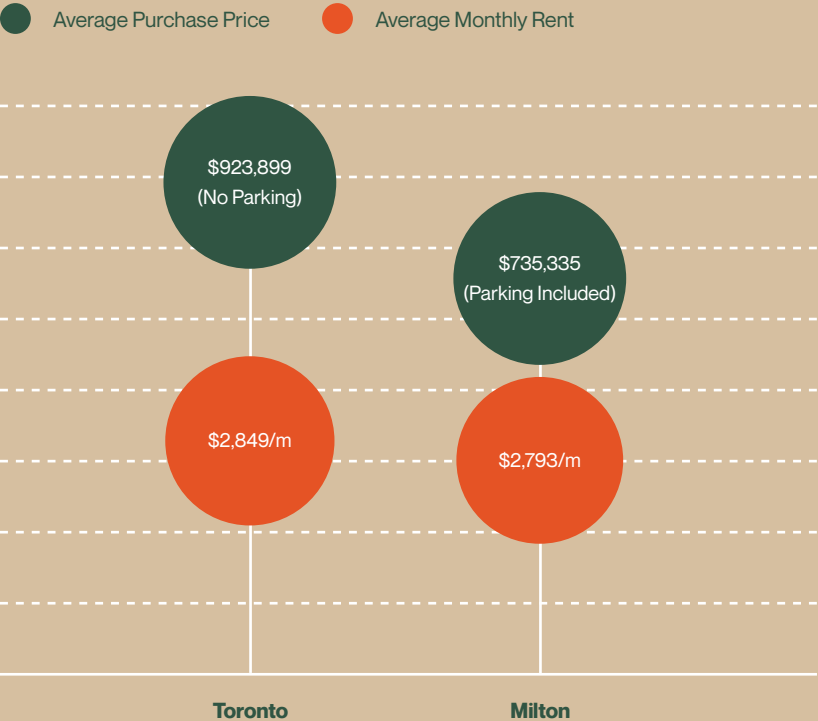
709



In the last year, Milton had just 709 private townhouse and apartment rentals.

## Milton vs. Toronto Cost Comparison\*\*

The average new rental listing price has jumped by 11.1 per cent in a year, now at \$2,793 per month. That's just under the average for Toronto, which hit \$2,849 in July.



26.6%

Toronto's purchase price is 26.6% more expensive than Milton before adding parking.

+11.1%

Average year-over-year rental price increase in Milton.

\*Source: Toronto Star — Tight Vacancy, Stalled Construction (August, 2023)

\*\*Source: Atlas Group – Residential Project Benchmark Report