

Empire Street | 17 Unit Conversion

Welland



Property Type: Mid-Sized Apartment Building

Original Layout: 12 Units → **New Total:** 17 Units

Project Overview:

Empire Apartments has undergone a full-scale transformation—**growing from 12 to 17 residential units** through thoughtful reconfiguration and modernization. By reworking existing unit layouts and strategically splitting larger spaces, the building now houses more tenants while offering **brighter, more open-concept living**.

The renovation also focused on both **aesthetic and functional improvements**, elevating the rental experience and streamlining long-term property management.

Scope & Strategy:

- Increased unit count from 12 to 17 by reconfiguring large units and improving space efficiency
- Removed dividing walls between kitchens and living areas to create **open-concept layouts**
- Upgraded all kitchens and bathrooms with modern finishes and energy-efficient fixtures
- Installed **Douglas heat pumps** in every unit for enhanced comfort and energy performance
- Replaced outdated flooring with **loose lay VCT flooring**—easy to maintain and built for longevity
- Added convenient **in-building laundry service access** for tenant ease

Challenges Solved:

- Increased density without expanding the building footprint
- Balanced cosmetic upgrades with practical improvements for better long-term returns
- Delivered functional upgrades that benefit both property managers and tenants

Tenant & Investor Benefits:

- More rental units = increased gross income and improved cap rate
- All 17 units feature **modern finishes, efficient heating/cooling, and tenant-focused layouts**
- Low-maintenance materials and mechanical upgrades reduce operational overhead
- Brighter, more livable units enhance tenant satisfaction and retention

Current Status:

Unit reconfiguration complete. Cosmetic upgrades and common amenity improvements underway.