



FOR SALE

Stabilized 12-Unit Investment Opportunity

**12505
111 Ave**

Westmount | Edmonton, AB

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Associate

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Price

\$3,450,000



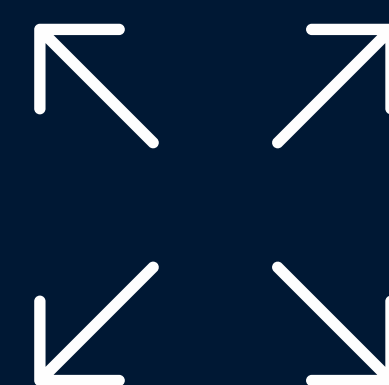
Year Built

2015



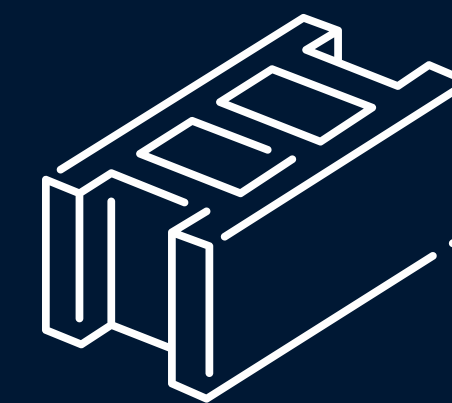
Zoning

RMh23



Size

21,560
sq.ft.



Structure

Wood Frame
Stucco

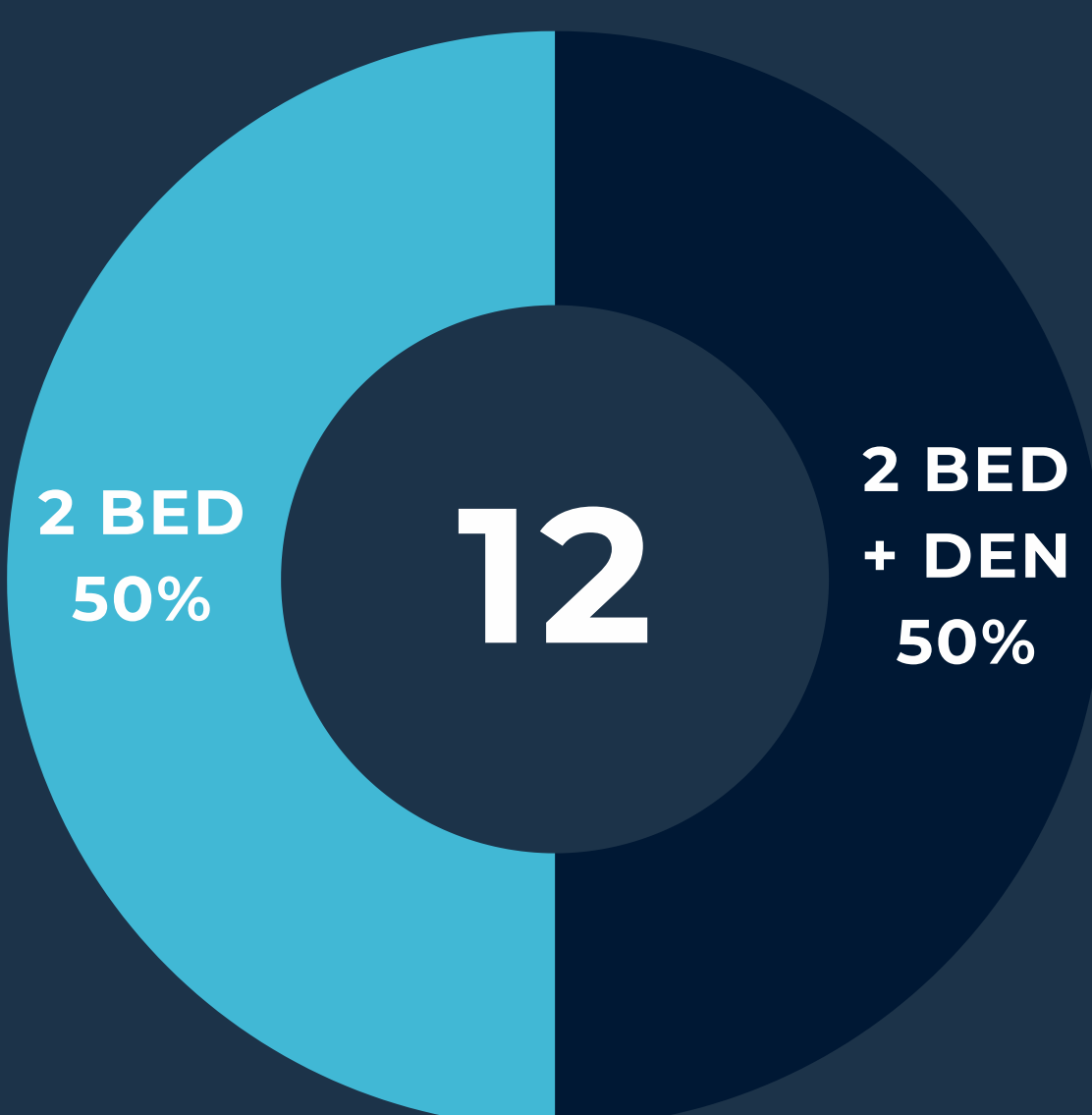


Parking

One Stall
Per Unit

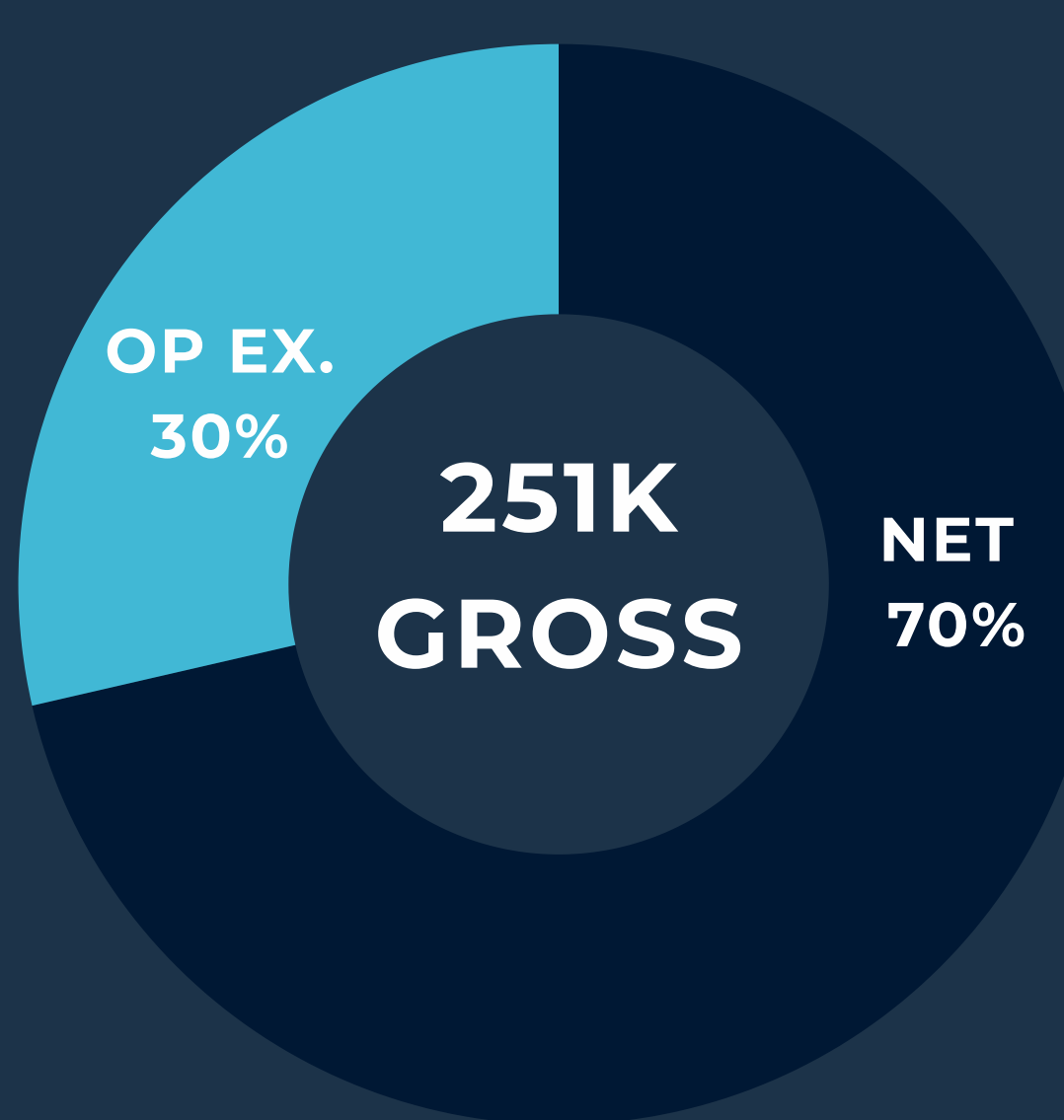
Property Highlights

- **Individually Serviced Units:** Each suite is equipped with its own furnace, hotwater tank, and seperate metering; Tenants pay 100% of utilities.
- **Tenant Appeal:** Covered stalls for each unit, vistor parking, five appliances, and modern interiors attracting long-term tenancy and supports low vacancy.
- **Strong Fundamentals:** Proven rent roll with strong occupancy and financial performance.
- **Meticulously Maintained:** Cared for with routine inspections, proactive capital improvements, and consistent upkeep - ensuring strong tenant satisfaction and long-term operational stability.
- **Conveniently Located:** Close to major amenities, transit, and employment hubs. Ideal for lifestyle tenants or professionals.



Suite Mix

1,024 - 1,382 sq.ft



Income

4.97% Cap

\$1658

\$1838

2 Bed

2 Bed + Den

Avg. Rents

Historically Low Vacancy

	Annual	Monthly	
Rental Income	\$251,700	\$20,975	
Other Income	\$100	\$8	
Vacancy	-\$7,554	-\$629	3%
E.G.R	\$244,246	\$20,354	

Op. Ex.			% of E.G.R
Property Tax	\$29,449	\$2,454	12%
Utilities	\$2,150	\$179	1%
Insurance	\$12,862	\$1,074	5%
R&M	\$18,350	\$1,529	8%
Management	\$9,993	\$828	4%
Misc.	\$0	\$0	0%
TOTAL	-\$72,774	-\$6,065	-30%

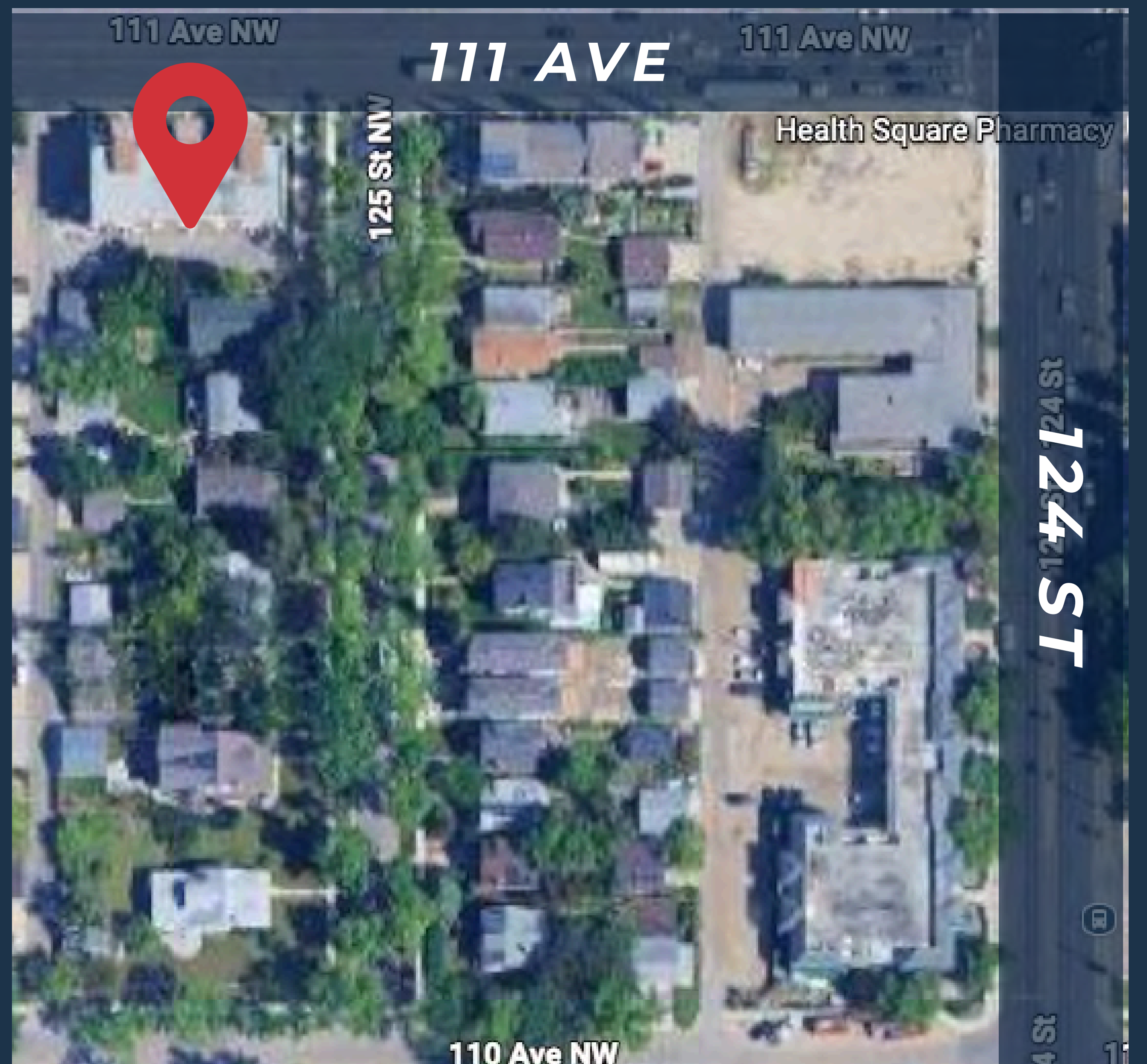
N.O.I	\$171,472	\$14,289	70%
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Multi-Family Investment

SABLE REALTY

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