



FOR SALE



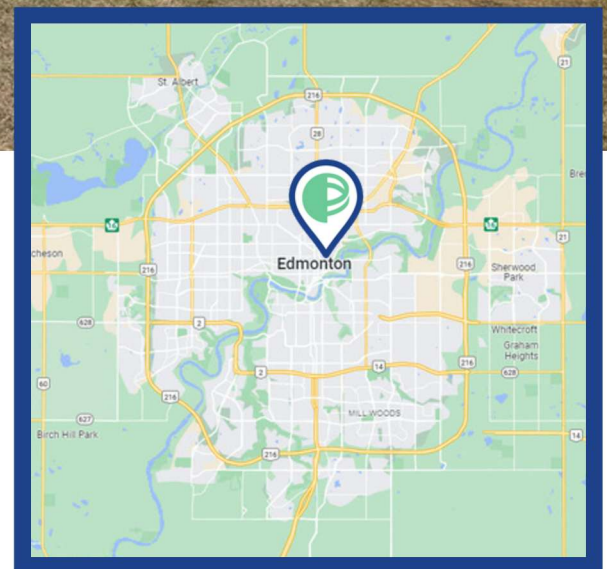
16-UNIT APARTMENT FOR SALE

10645 95 Street Edmonton, AB

This 16-unit apartment building, constructed in 1994, offers investors a rare opportunity to acquire a well-maintained asset in a highly accessible location just outside Edmonton's downtown core, near the vibrant Chinatown district.

Positioned only a five-minute drive from Rogers Place, the property benefits from strong rental demand driven by proximity to employment, transit, and amenities. Featuring 16 bachelor-style units, the building caters to the budget-conscious rental market, supporting consistent occupancy and minimal vacancy exposure. An ideal addition for investors seeking stable cash flow in an established urban area.

This property presents a clear and actionable value-add opportunity through the potential to develop up to four additional units within the existing footprint or on-site configuration (subject to municipal approvals).

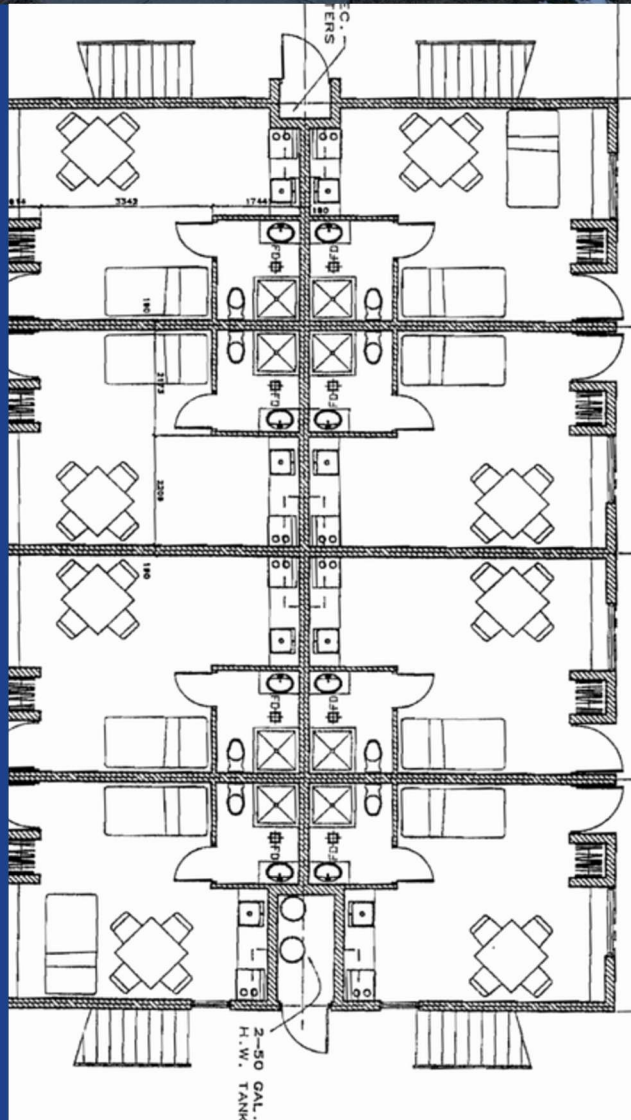
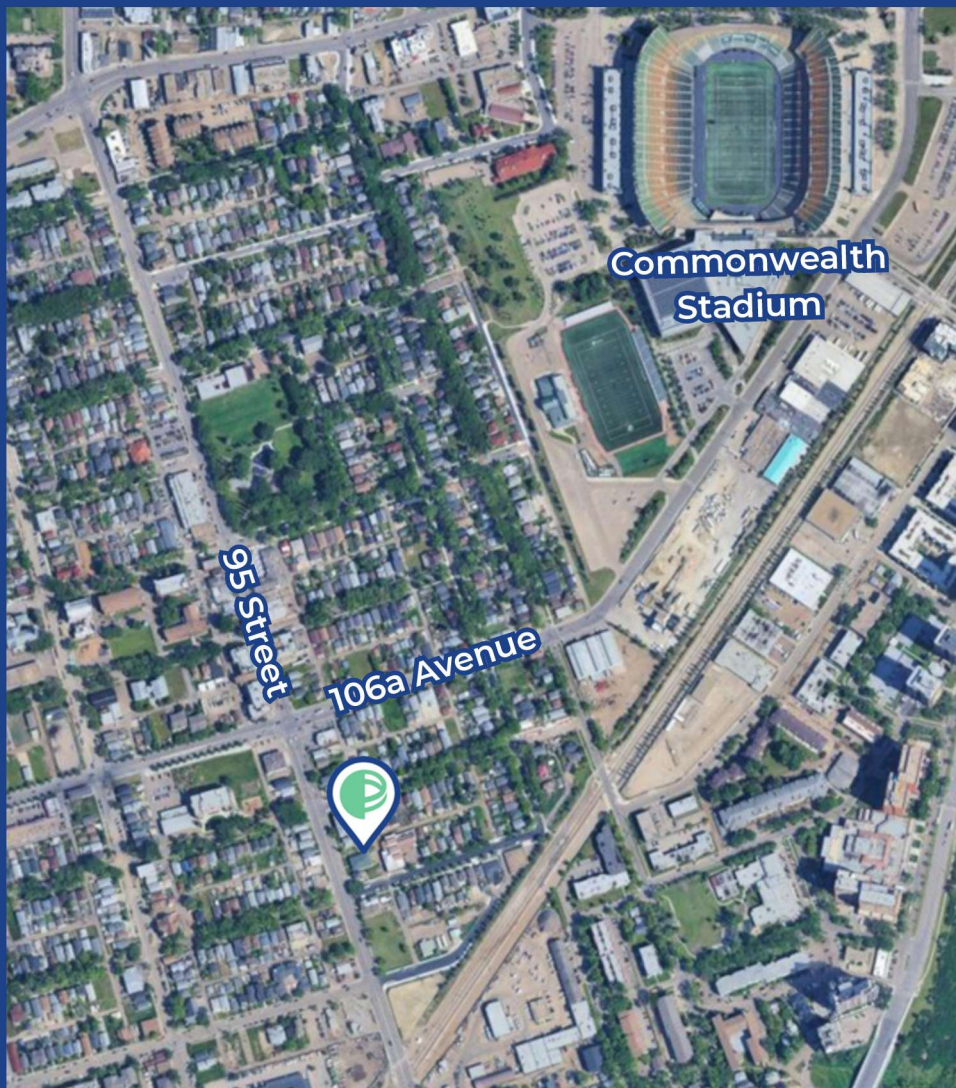


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FOR SALE

Property Details:

Municipal Address:	10645 95 St Edmonton, AB T5H 2C6
Zoning:	RM
Site Area	8,052 SF
Building Area	4,814 SF
Parking:	Rear Parking
Suites	16 Bachelor
Year Built	1994
Laundry	None
Asking Price	\$2,175,000.00



APARTMENT BUILDING — PROFORMA —



16 UNITS
RENTED FOR \$1,010 EACH



GROSS MONTHLY RENT
\$16,160



GROSS ANNUAL REVENUE
\$193,920



REVENUE	
GROSS POTENTIAL RENTAL INCOME	
16 Units x \$1,010 x 12 Months	\$193,920
LESS: VACANCY ALLOWANCE (4%)	
4% of \$193,920	(\$7,757)
EFFECTIVE GROSS INCOME	\$186,163
TOTAL REVENUE (ANNUAL)	
\$186,163	

OPERATING EXPENSES (ANNUAL)	
Repairs and Maintenance	\$34,000
Utilities	\$32,000
Property Taxes	\$15,000
Management Fees	\$9,500
Insurance	\$4,000
TOTAL EXPENSES (ANNUAL)	
\$94,500	

	NET PROFIT PER YEAR \$91,663	=	TOTAL REVENUE \$186,163	-	TOTAL EXPENSES \$94,500
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CAP RATE
Net Operating Income /
Property Price
4.21%



PROPERTY PRICE (ASKING PRICE)
Current Asking Price
\$2,175,000

This proforma is for informational purposes only and based on the information provided. Actual results may vary.

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