



**PRICE REDUCED!**

**NOW \$1,199,500**

**WABAMUN MANOR  
(LAND AND BUILDING)**

**RECEIVERSHIP SALE**

**5109 - 51 STREET, WABAMUN, AB**

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### THE OPPORTUNITY

NAI Commercial Real Estate, have been retained by MNP Ltd. in our capacity as Receiver on an exclusive basis to arrange for the Receivership sale of Wabamun Manor, located at 5109 - 51 Street in Wabamun, Alberta (the "Property"). The Multi-Family property consists of a 2.5-storey wood-frame construction building with 17 suites.

The Property is being offered with an Asking Price of \$1,299,500 (\$76,441/suite) \$1,199,500. The Opportunity can be acquired free and clear of any existing financing. Expressions of interest will be dealt with as received. For more information, please sign and return the Confidentiality Agreement ("CA") for a property disclosure package.

### INVESTMENT HIGHLIGHTS

-  17-suite apartment building in established lake community
-  Historically stabilized income producing property
-  Value-add opportunity through improved occupancy
-  Rental demand supported by regional employment and recreational activity
-  Potential to restore stabilized income levels achieved under previous ownership

IDEALLY LOCATED IN THE VILLAGE OF  
WABAMUN, MOMENTS FROM WABAMUN LAKE

The information herein is not warranted by the Lender/Receiver nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.



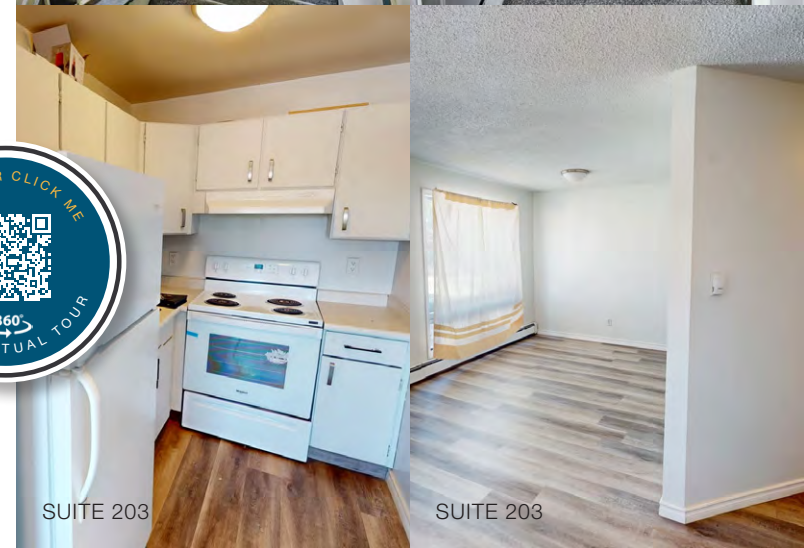
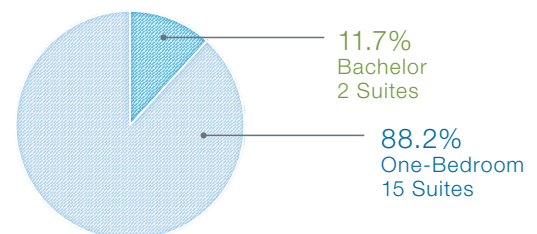
**ADDITIONAL INFORMATION**

ADDRESS	5109 - 51 Street, Wabamun, AB	
LEGAL DESCRIPTION	Plan 4956AR, Block 10, Lots 1-2	
PROPERTY TYPE	Multi-Family Apartment Building	
SITE AREA	Approximately 14,000 sq.ft.±	
YEAR BUILT	1978	
BUILDING STYLE	2.5 Storey Wood Frame Walk Up	
PARKING	Paved & Energized Parking Stalls	
HEATING	Central Hot Water Heating System	
LAUNDRY	Coin operated laundry (2 washer/dryer sets)	
# OF UNITS	Bachelor	2 Suites
	One-Bedroom	15 Suites
	<b>Total</b>	<b>17 Suites</b>

**SALE PRICE** ~~\$1,299,500~~ **\$1,199,500**

PROPERTY TAXES \$4,027 (2025)

- ADDITIONAL NOTES (TBC By Purchaser)
- Separate electrical meters for each suite
  - New roof installed in 2016
  - Boiler and hot water tank replaced approximately 7 years prior to prior listing
  - Some furnished suites



**FINANCIAL INFORMATION**

METRIC	100% STABILIZED	CURRENTLY OPERATING
Total Units	17	
Monthly Gross Income	\$16,315	\$9,094
Annual Income	\$195,780	\$109,128
Laundry Income	\$2,448	TBC
Total Gross Income	\$198,228	TBC
Vacancy Assumption	4%	41%
Effective Gross Income	\$190,299	\$34,163
Estimated Expenses	\$74,965	\$74,965
Expense Ratio	39.4%	69%
NOI	\$115,334	\$34,433

**Suite mix:**

- 2 bachelor units
- 15 one-bedroom units

**Stabilized Assumptions:**

2 Bachelor Units @ \$840-\$860  
15 One-Bedroom Units @ \$1,050-\$1,155

**100% Stabilized Summary**

METRIC	VALUE
Expense per Unit	\$4,409/unit
Expense Ratio	39.4%
Net Operating Income	\$115,334

METRIC	CURRENTLY OPERATING
Total Units	17
Occupied Units	10
Vacant Units	7
Occupancy	58.8%
Monthly Rent Collected	\$9,094
Annualized Income	\$109,128

FINANCING	
Purchase Price	\$1,299,500 <b>\$1,199,500</b>
Down Payment	\$419,825
Loan Amount	\$779,675
Loan Terms	5 year term / 25 year amortization
Interest Rate	4.25%
Monthly PI	\$4,225
Annual PI	\$50,700
Capitalization Rate	9.61%
Cash Required	\$419,825
Cash Flow After Debt Service:	\$64,600
Cash-on-Cash Return	15.4%
Return on Equity (simple):	19.0%

The above financing is for illustrative purposes only and represents one potential scenario. Actual terms, rates, loan amounts, and cash requirements may vary based on lender underwriting, market conditions, and purchaser qualifications.



## PROPERTY LOCATION

Wabamun Manor is located in the Village of Wabamun, approximately 65 kilometres west of Edmonton, along the north shore of Wabamun Lake, one of Alberta's most popular recreational lakes. The community benefits from recreational tourism, cottage development, and proximity to major transportation routes connecting the region to the Edmonton metropolitan area.



**1,355**  
DAYTIME POPULATION



**1.3%**  
ANNUAL GROWTH  
2023-2028



**228**  
EMPLOYEES



**527**  
# OF HOUSEHOLDS



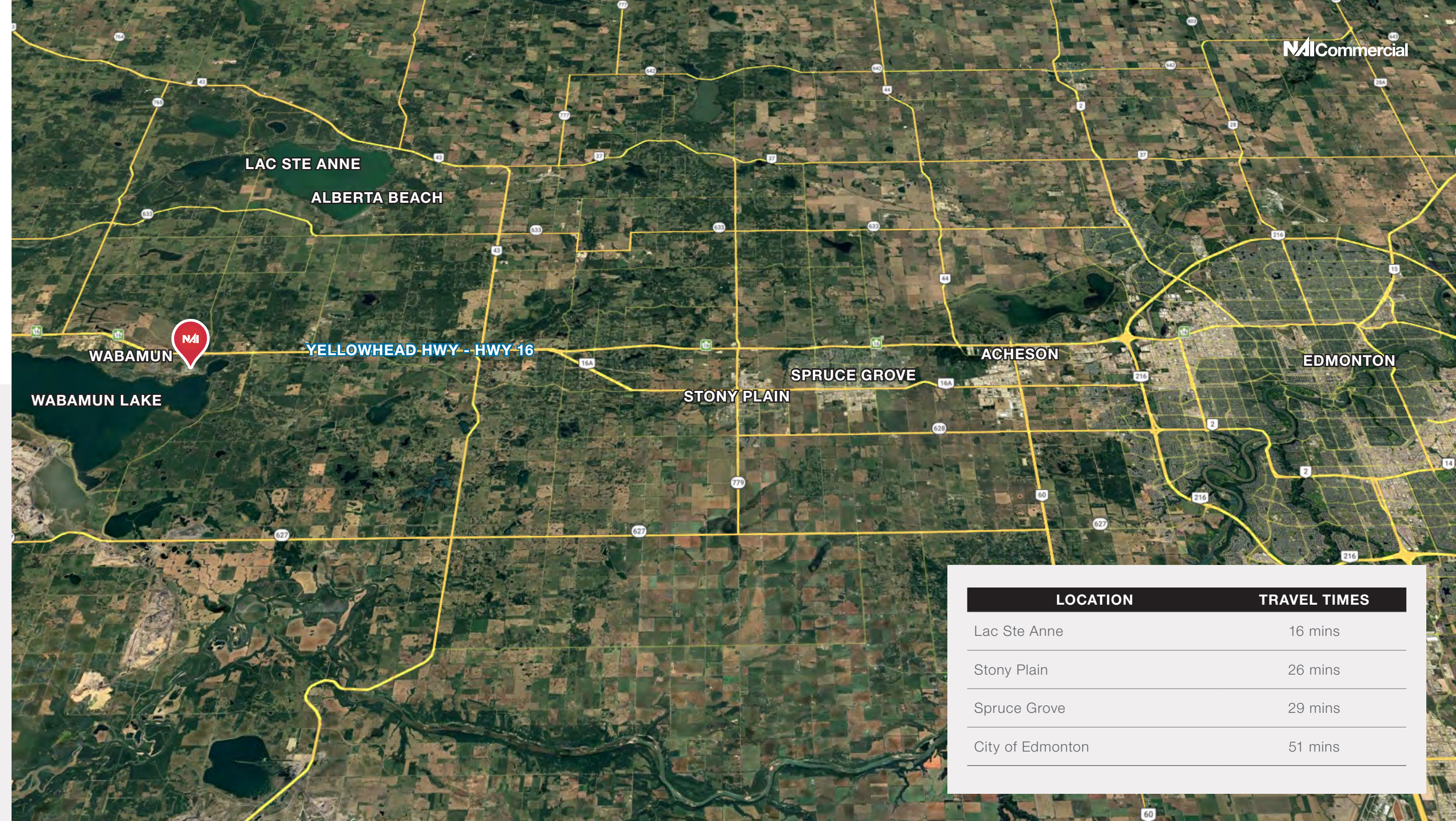
**\$92,099**  
AVERAGE HOUSEHOLD  
INCOME



**\$36M**  
CONSUMER SPENDING  
INCOME

2026 COSTAR DEMOGRAPHICS WITHIN 5 KM RADIUS

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE



LOCATION	TRAVEL TIMES
Lac Ste Anne	16 mins
Stony Plain	26 mins
Spruce Grove	29 mins
City of Edmonton	51 mins



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