

Boys with Toys Storage

We're excited to present a unique, turnkey investment opportunity at Boys With Toys Storage, located in Parkland County, Alberta—a premium storage facility offering highly sought-after, storage units designed for luxury toys, vehicles, and recreation vehicles.

Here's How It Works:

You can purchase an individual unit for \$209,988.00 + GST, and from there, let us take care of the rest.

Once purchased, your unit is immediately placed under the care of EPC Property Management, a professional management company (separate from but affiliated with Boys With Toys Storage) that handles every aspect of leasing, management, and tenant care.

Your Investment Returns:

- Net Monthly Return: Starting at \$1,400/month, with potential upside as rental rates are subject to periodic adjustments based on market demand
- Cap Rate: Approximately 8.0% based on current rental returns
- Lease Type: Triple Net Lease – The tenant pays all condo fees, property taxes, and utilities on top of the base rent
- Management Fee: 10% of gross rent paid to EPC Property Management for full service management
 - This includes: tenant sourcing and placement, lease administration, rent collection, maintenance coordination, and full accounting/reporting services

Why Boys With Toys + EPC Property Management?

- EPC Property Management currently manages over 1,000,000 square feet of commercial space across the Edmonton region
- EPC is also the on-site property manager at Boys With Toys Storage, ensuring top-tier care and oversight
- Proven Track Record: EPC already manages multiple units in this development for other investors, with high satisfaction and strong performance
- Hands-Free Ownership: You collect your return without lifting a finger—no tenant calls, no maintenance headaches, and no bookkeeping worries

The Bottom Line:

This is a fully managed, revenue-generating investment property, ideal for investors seeking reliable, low-touch cash flow with potential for capital appreciation. With strong demand for high-end storage in the region, Boys With Toys Storage presents a rare opportunity to diversify your portfolio with an asset that's built to perform.

We'd be happy to discuss further or arrange a site tour at your convenience.