



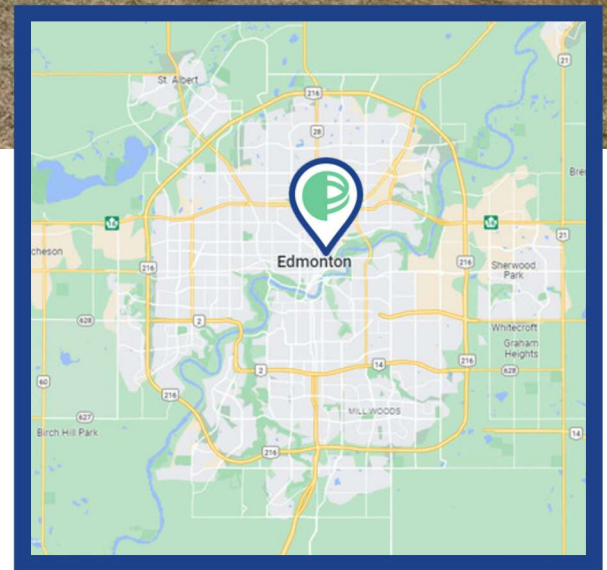
FOR SALE



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.

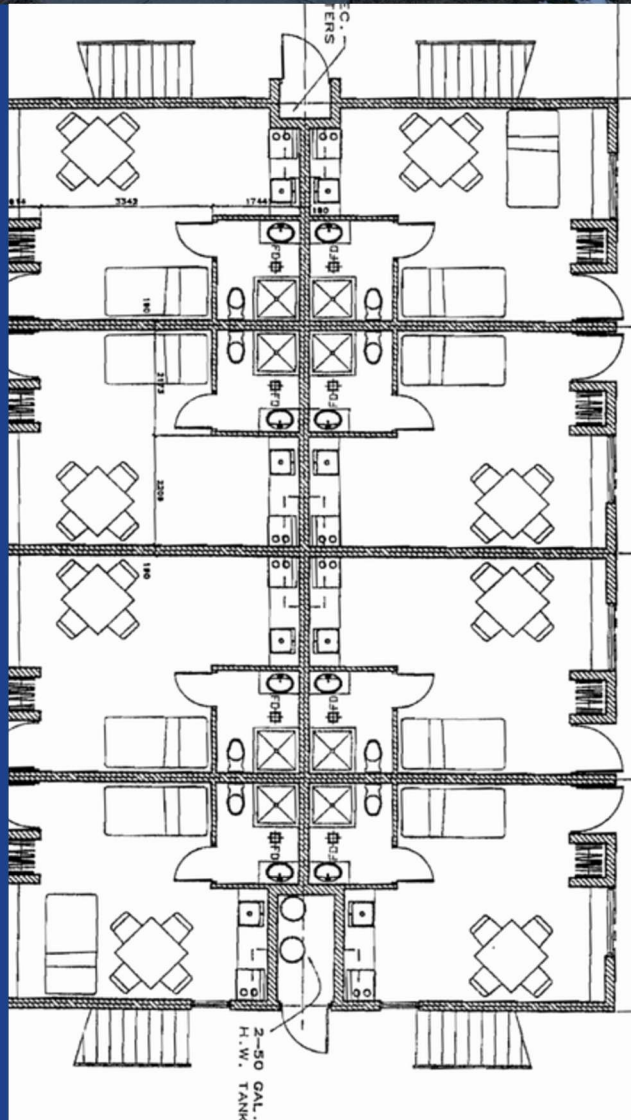
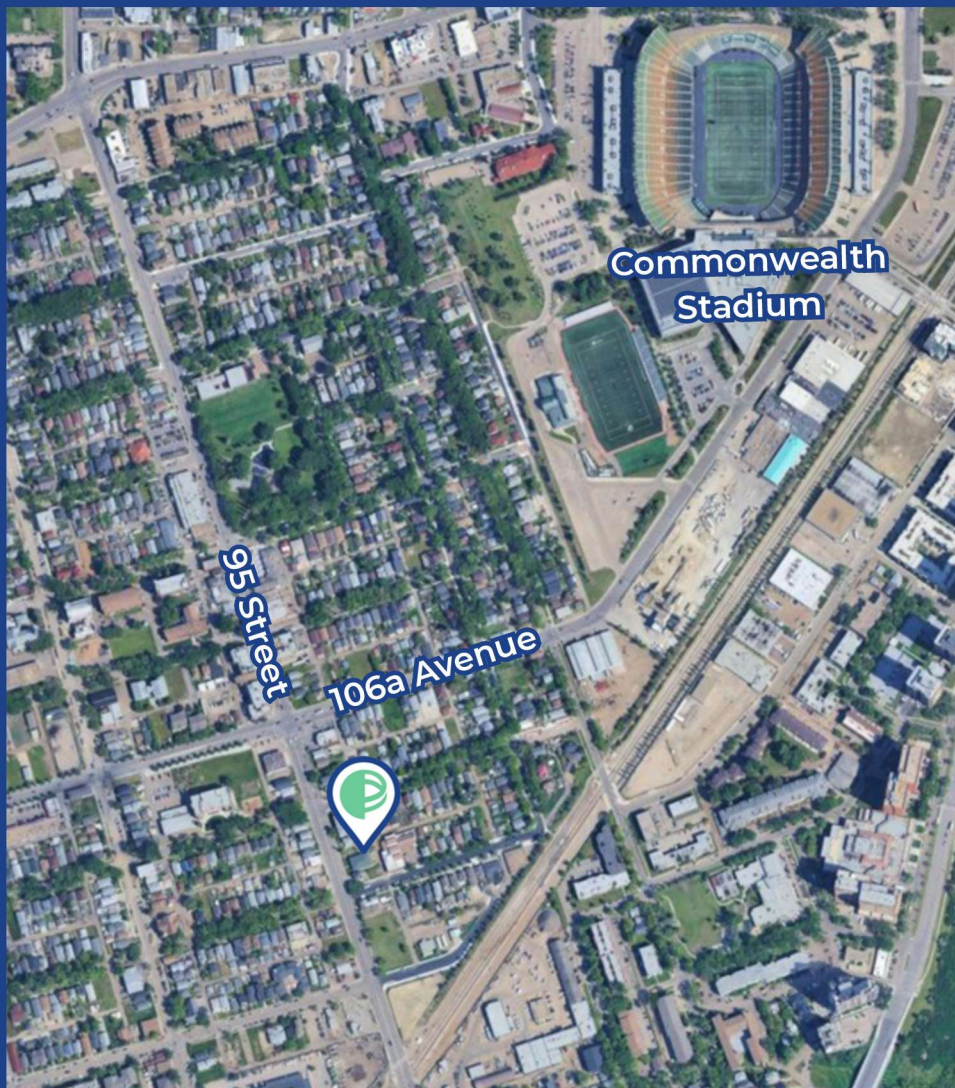
This property presents a clear and actionable value-add opportunity through the potential to develop up to four additional units within the existing footprint or on-site configuration (subject to municipal approvals).

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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



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FOR SALE

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)



Utilities

\$32,000



Property Taxes

\$15,000



Management Fees

\$9,500



Insurance

\$4,000

TOTAL EXPENSES (ANNUAL)

\$60,500



NET PROFIT
PER YEAR
\$125,663

=

TOTAL REVENUE
\$186,163

-

TOTAL EXPENSES
\$60,500



CAP RATE
Net Profit / Property Price
5.78%



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.

Alim Abdool
aabdool@perigoninc.ca
780-906-3912

10548 - Whyte Avenue | Edmonton, AB T6E 2A4 | 780-426-4360

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