

FOR SALE

Modern Turn-Key 6-Plex

5014 - 53 St, Camrose, AB



THE OPPORTUNITY

This recently constructed six-unit apartment building delivers the ease of a hands-off investment with all the benefits of modern construction. Built in 2022 and professionally managed, the property is fully tenanted with strong in-place rents and minimal deferred maintenance. Each suite features contemporary finishes, in-suite laundry, and separate metering for all utilities—keeping operating costs low and tenants responsible for their own consumption.

With no major capital expenditures expected for years to come, this is a true turn-key opportunity ideal for investors seeking stable, low-maintenance cash flow. Located in a desirable rental corridor, the building attracts quality tenants and benefits from reliable local property management already in place. Whether you're expanding your portfolio or entering the multifamily space, this asset offers immediate income, long-term durability, and future upside.

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hcrgroup.ca

PROPERTY DETAILS

6-Unit Building

- Address **5014 - 53 St, Camrose, AB**
- Suite Mix

6	Two Bed
6	Total Units
- Price **\$1,247,515**

Rent Roll

Unit #	Current Rent	Stabilized Rent
101	\$1,300	\$1,400
102	\$1,350	\$1,400
103	\$1,300	\$1,400
104	\$1,400	\$1,400
105	\$1,350	\$1,400
106	\$1,350	\$1,400
Monthly	\$8,050	\$8,400
Annual	\$96,600	\$100,800





FINANCIALS

Current Income & Expenses

	Annual	/Unit/Yr
INCOME		
Scheduled Income	\$96,600	\$16,100
Pet & Misc	\$900	\$150
Vacancy (2%)	-\$1,932	-\$322
Total Income	\$95,568	\$15,928
EXPENSES		
Taxes	\$11,115	\$1,853
Management (10%)	\$9,557	\$1,593
Misc	\$600	\$100
Utilities	\$0	\$0
Caretaker	\$0	\$0
R & M	\$6,000	\$1,000
Insurance	\$4,000	\$667
Total Expenses	\$31,272	32.72%
Net Operating Income	\$64,296	

Current Financial Performance

List Price	\$1,247,515
Mortgage (New 4.5%, 5 ys, 50 yr am)	\$1,185,139
Loan to Value	95%
Downpayment	\$62,376
Net Operating Income	\$64,296
Mortgage Payment (Est)	\$59,644
Cash Flow	\$4,652
Cash on Cash Return	7.46%
Mortgage Paydown (Est)	\$5,595
Return on Equity (Exclusive of appreciation)	16.43%

Current CAP	Property Price	\$/Door
5.15%	\$1,247,515	\$207,919

Proforma Income & Expenses

	Annual	/Unit/Yr
INCOME		
Scheduled Income	\$100,800	\$16,800
Pet & Misc	\$1,200	\$200
Vacancy (2%)	-\$2,016	-\$336
Total Income	\$99,984	\$16,664
EXPENSES		
Taxes	\$11,115	\$1,853
Management (10%)	\$9,998	\$1,666
Misc	\$600	\$100
Utilities	\$0	\$0
Caretaker	\$0	\$0
R & M	\$6,000	\$1,000
Insurance	\$3,900	\$650
Total Expenses	\$31,613	31.62%
Net Operating Income	\$68,371	

Proforma Financial Performance

List Price	\$1,247,515
Mortgage (New 4.5%, 5 ys, 50 yr am)	\$1,185,139
Loan to Value	95%
Downpayment	\$62,376
Net Operating Income	\$68,371
Mortgage Payment (Est)	\$59,644
Cash Flow	\$8,726
Cash on Cash Return	13.99%
Mortgage Paydown (Est)	\$5,595
Return on Equity (Exclusive of appreciation)	22.96%

Potential CAP	Property Price	\$/Door
5.48%	\$1,247,515	\$207,919



ABOUT CAMROSE

Why Invest in Rental Property in Camrose, Alberta?

Camrose is a prime destination for rental property investment, supported by robust economic growth and a vibrant community. The city's economy benefits from a strong agricultural sector, a significant educational presence with the University of Alberta's Augustana Campus, and expanding healthcare services, including St. Mary's Hospital.

Camrose has experienced substantial population growth, which has fueled demand for rental housing. The city's low vacancy rates and rising rental prices underscore a healthy rental market. This trend reflects the ongoing demand for quality housing options, ensuring a steady stream of potential tenants.

The city offers an excellent quality of life, with a variety of amenities including parks, cultural attractions, and a dynamic downtown area. Its convenient proximity to Edmonton enhances its appeal for both residents and investors.

Investing in Camrose means accessing a stable real estate market with significant growth potential. With attractive cap rates, low vacancy rates, and rising rental demand, Camrose provides a compelling opportunity for real estate investors looking for consistent income and long-term appreciation.



DRIVE TIMES

Edmonton Airport	54 Minutes
Anthony Henday Drive	48 Minutes
Downtown Edmonton	67 Minutes
Nisku	48 Minutes

CONTACT

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CAPITAL

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

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