

# SLATE

RESIDENCES



811 Daniels Way SW, Edmonton, AB  
104 units + 28,266 SF commercial space

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Brochure

**AVISON  
YOUNG**



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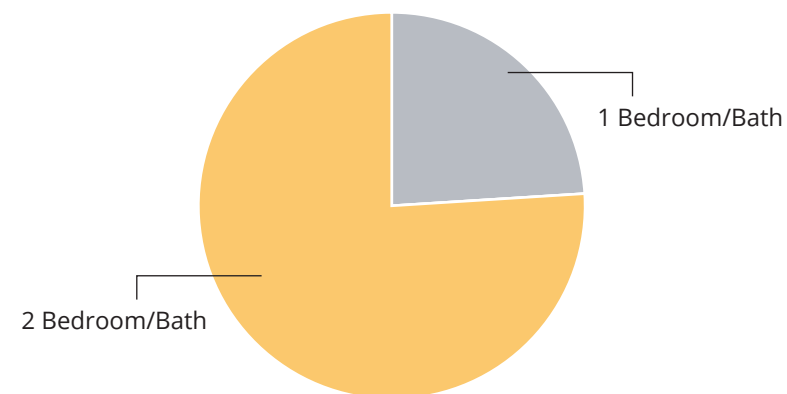


# Property overview

811 Daniels Way SW

## Details

<b>Legal Address</b>	Plan 1822012, Block 4, Lot 175		
<b>Neighbourhood</b>	Desrochers		
<b>Number of Units</b>	104		
<b>Commercial Space</b>	12 Retail Bays = 28,266 SF		
<b>Number of Elevators</b>	2		
<b>Suite Mix</b>	Unit type	# Of units	Avg. size (sf)
	1 Bedroom/Bath	25	717
	2 Bedroom/Bath	80	955
	Total	104	898
<b>Year Built</b>	2022		
<b>Parking</b>	70 underground stalls 29 underground tandem stalls 17 surface stalls		
<b>Structure</b>	Wood frame		
<b>Site Size</b>	2.25 Acres		



## The Opportunity

The 5-storey mixed-used building is built with spacious, modern suites designed for tenants wanting more living space. The ownership group consists of three prominent home builders who have spared no expense when it comes exterior facade and suite interiors.

## Building Amenities



Various retail amenities on main floor



In-suite laundry



Secured and heated underground parking



9' ceilings



Large balconies



In-suite storage



Air conditioned suites



Stainless steel appliances



Large suites (avg. size 898 SF)



## Investment highlights



### Attractive Suite Mix & Suite Size

The Property consists predominantly of two bedroom units. With an average suite size of 898 SF, the Property hedges against the rest of the market, which is turning to more economical suite sizes.



### Favourable Suburban Location

Located in the luxurious, amenity-rich southwest node of Edmonton. Desrochers has an above average median income of \$127,144. Heritage Valley Town Centre is 3 mins drive.



### Future Residential Upside

Current average in-place rents are \$1.48 PSF, which is \$0.62 below the southwest market rental rate of \$2.10. As a result, there is an opportunity to capture future rental upside through creative financing restructuring.



### Strong Operating History

Even with all the new purpose-built rental supply in the southwest, the Property has strong residential occupancy numbers. The retail has gained traction in the last year as a result.



# Amenity-rich location

## Location Overview

The Property is located in the quickly developing Desrochers area of southwest Edmonton. The infrastructure in along 41st Avenue SW has a focus on young families, with supporting education and outdoor spaces as priorities. Two large schools have been completed and one more is opening soon. St.Thomas Aquinas Elementary/Jr.High and Dr.Anne Anderson High School are both open and located within 1 kilometre of the property, while Father Micheal McCaffery Catholic High School is set to open in Fall 2024. These schools have been created to accommodate over one thousand children each.

Desrochers has also seen several planned outdoor spaces completed: the sports fields surrounding each school, playgrounds and a man-made lake with walking paths.

The Property sits next to James Mowatt Trail which connects to the Heritage Valley Town Centre via a 3-minute drive. This centre is planned to be the commercial hub for over 100,000 eventual residents of the Heritage Valley area. The 26-acre site is proposed to include a future hospital, LRT station and 300,000 SF of retail and commercial space. One phase has been completed as of today, it features fast food, a gas station, an Edmonton Public Library and is anchored by Superstore and Shoppers Drug Mart.

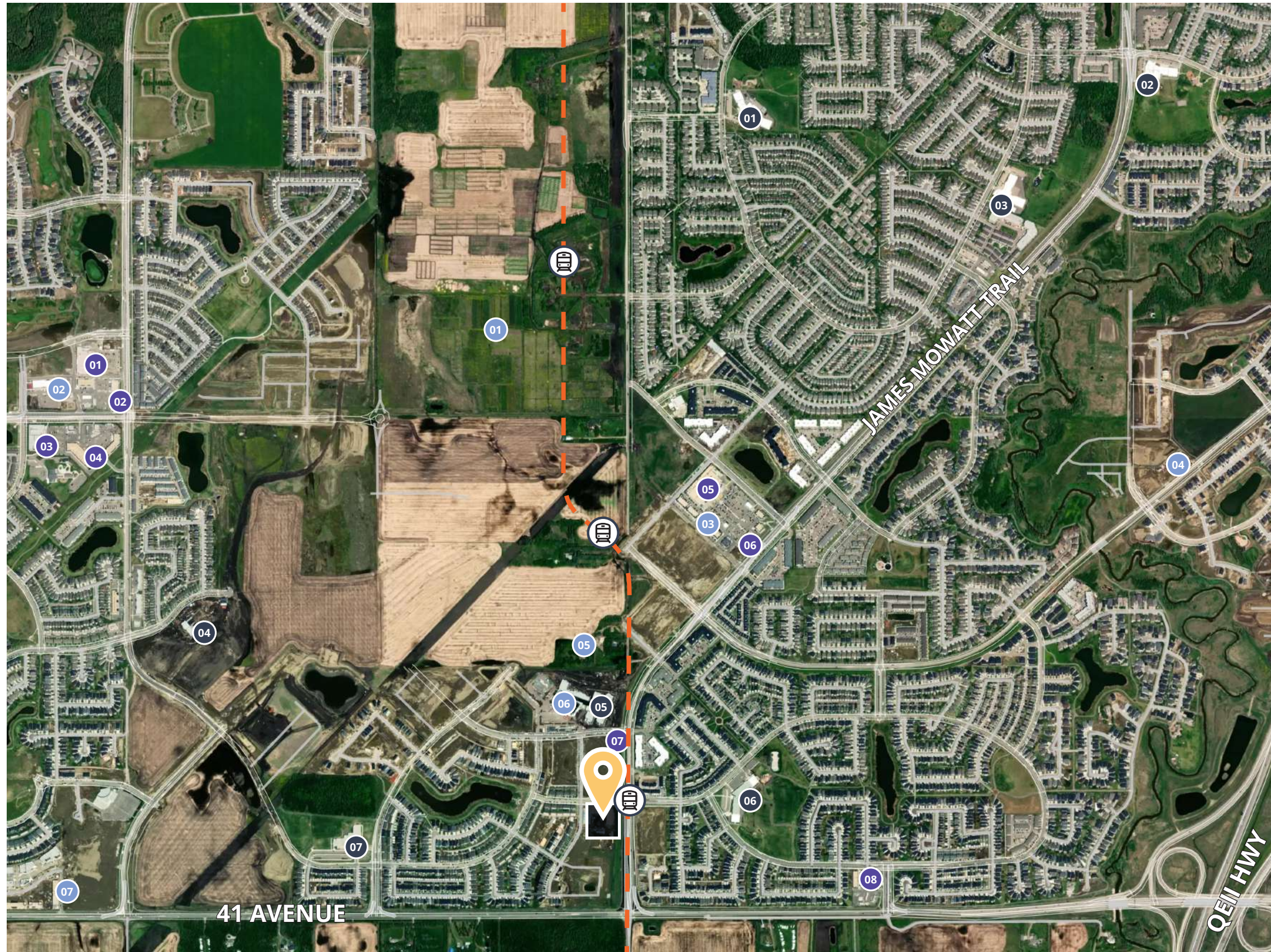
### Drive Times

Heritage Valley Transit Centre:	6 minutes
South Edmonton Common:	10 minutes
The Currents at Windermere:	13 minutes
Edmonton International Airport:	16 minutes
University of Alberta:	21 minutes
Downtown:	25 minutes



### On site amenities

- Desrochers Village Pharmacy
- SNP Hair & Spa
- YEG SmartFix
- GK Grocery & Paan House
- Desi Tadka Indian Cuisine & Bar
- Vape Link
- Brainiix Early Learning & Childcare
- Hi End Liquor



# Convenient location

## Location Overview



### Amenities and services

01	South Edmonton Hospital (future)
02	Kids & Company
03	Edmonton Public Library
04	Keplar Academy
05	Heritage Valley District Park
06	Dr. Anne Anderson Community Centre
07	Jumpstart Early Learning



### Retail

01	Save-on-Foods
02	TD
03	Co-op
04	Pet Valu
05	Real Canadian Superstore
06	Shoppers Drug Mart
07	Cosmic Pizza & Donair
08	Tim Hortons



### Schools

01	Johnny Bright School
02	Roberta MacAdams School
03	Monsignor Fee Otterson School
04	Garth Worthington School
05	Dr. Anne Anderson High School
06	Dr. Lila Fahlman School
07	St. Thomas Aquinas Catholic School

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