378-382 PIONEER ROAD

3 Titles
6 Doors
CMHC MLI Select Insured

OFFERED AT:

$1,585,000

Strategy: Agreement for Sale

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Strategic.
Turnkey.
High-Demand.

AOF real estate TEAM
PROFESSIONAL REALTY GROUP

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EXECUTIVE SUMMARY

3 Properties. 6 Suites. One Strategic Investment.

Strategic investors, this is your opportunity to secure three turnkey income properties with seller financing available in one of Spruce Grove's fastest-growing communities. Located in Prescott, these modern 3-storey income properties are purpose-built for performance and tenant appeal. Each property features a spacious 3-bedroom, 2.5-bath upper suite paired with a fully self-contained 1-bedroom, 1-bath main floor suite, a configuration designed to maximize rental revenue while attracting stable, long-term tenants.

Inside, contemporary finishes create an immediate impact. Quartz countertops, clean lines, and bright, open living spaces deliver the modern aesthetic today's renters expect. Natural light pours through large windows, highlighting thoughtful layouts that balance style with functionality. These are homes designed not only to photograph beautifully, but to rent quickly and retain quality tenants.

Each property includes fenced backyards and a double garage, adding everyday convenience and enhancing tenant satisfaction. The outdoor space provides privacy and flexibility, while the garages increase practicality and long-term desirability. Positioned on Pioneer Road, near Highway 16A, with convenient access to shopping, the Prescott Learning Center, Acheson's major employment hub, and the new $50M Myshak Metro Ballpark, Prescott continues to benefit from strong growth fundamentals and consistent rental demand. Location, accessibility, and modern construction combine to create a resilient investment profile.

Adding to the appeal, the vendor is prepared to offer seller financing for a portion of the sale, creating flexibility, improving leverage potential, and allowing investors to structure the acquisition strategically.

Whether you're expanding your portfolio or securing a scalable, low-maintenance asset in a high-growth corridor, this offering checks the boxes for income, location, and opportunity.
Opportunities with built-in flexibility like this are rare.

THE NUMBERS

Purchase Price		**$**	**1,585,000.00**		
			Current		**Potential**
Monthly Rental Income		$	11,295.00	$	11,535.00
Annual Rental Income		$	135,540.00	$	138,420.00
Additional Income					
n/a		$	-	$	-
Monthly Gross Income		$	11,295.00	$	11,535.00
Annual Gross Income		**$**	**135,540.00**	**$**	**138,420.00**
Vacancy	**2%**	$	2,710.80	$	2,768.40
Gross Operating Income (GOI)		$	132,829.20	$	135,651.60
Expenses					
Management	**10%**	$	12,027.60	$	12,315.60
Property Tax		$	13,968.00	$	13,968.00
Insurance		$	6,012.00	$	6,012.00
Utilities		$	15,264.00	$	15,264.00
R&M	**1%**	$	1,355.40	$	1,384.20
Caretaker		$	-	$	-
Net Operating Expenses (NOE)		**$**	**48,627.00**	**$**	**48,943.80**
Net Operating Income (GOI - NOE)		$	84,202.20	$	86,707.80
Capitalization Rate			**5.31%**		**5.47%**

Rent Roll

Unit	Unit Type	Current Rent/Month	Potential Rent/Month
#	BR/BA	$	$
378 Upper	3/2.5	$2,330	$2,330
378 Main Floor	1/1	$1,445	$1,500
380 Upper	3/2.5	$2,190	$2,300
380 Main Floor	1/1	$1,605	$1,605
382 Upper	3/2.5	$2,280	$2,300
382 Main Floor	1/1	$1,445	$1,500
		$11,295	$11,535

There is currently ~$1,167,000 remaining on the mortgage (5.23%, 50 Year Amortization)
CMHC-Insured Mortgage matures June 1, 2029, and must be assumed.

PROPERTY DETAILS

Address:	378-382 Pioneer Road, Spruce Grove
Legal Description:	Plan 1820352, Block 107, Lot 15,16,17
Year Built:	2023
Suite Mix:	3 - Three-Bedroom Upper Suites 3 - One-Bedroom Mainfloor Suites **6 Total Suites**
Lot Size:	810.91 m2
Zoning:	DC.10
Parking:	3 - Double Detached Garages
Construction:	Wood Frame, Poured Concrete Foundation
Power:	3 Separate Meters
Heating:	Forced Air - Natural Gas

If you're actively scaling and looking for a clean, financeable product in a growth corridor, this is a strategic acquisition worth reviewing. Three modern 3-storey income properties in Spruce Grove, each with a 3BR/2.5BA upper suite and a 1BR/1BA main floor suite, double garages, fenced yards, and contemporary quartz finishes designed to attract quality tenants. Strong access to Pioneer Road, Highway 16A, and Acheson supports rental stability, and the vendor is offering seller financing for a portion of the purchase, allowing for improved leverage and capital efficiency.

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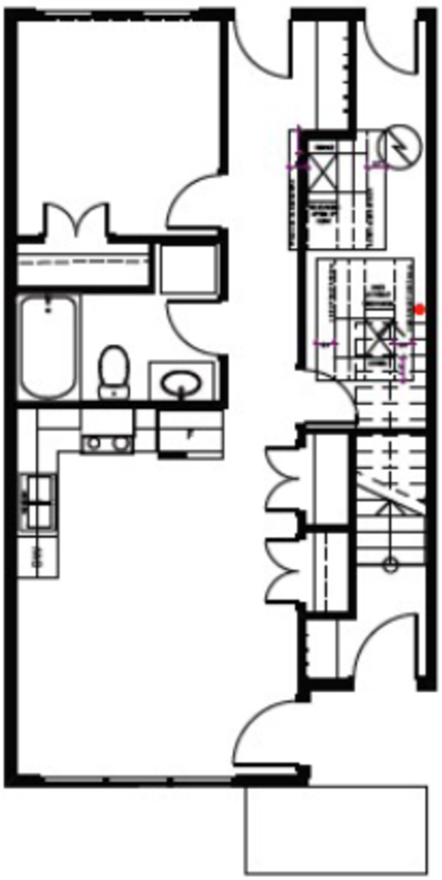
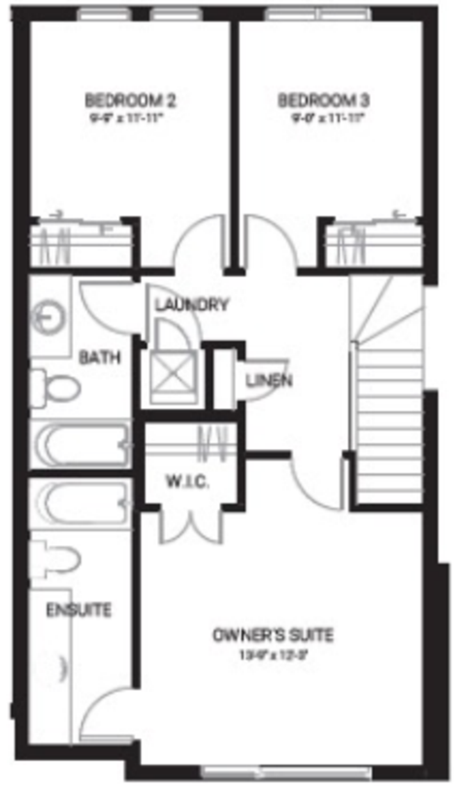
FLOORPLAN



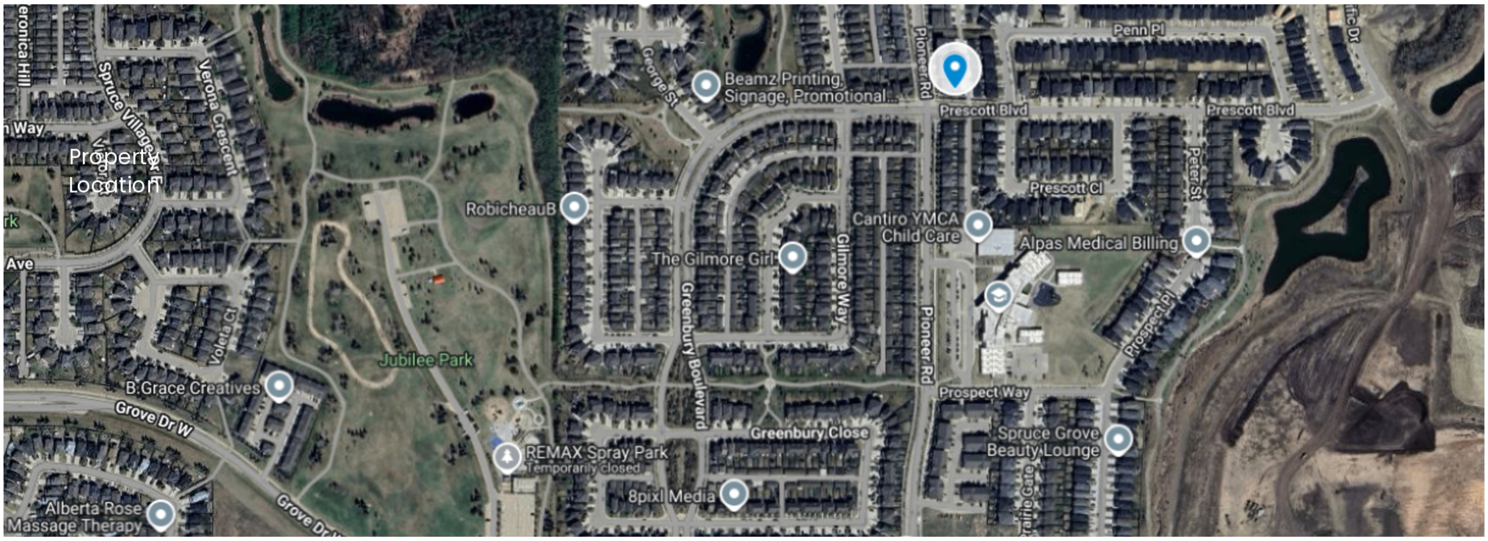


Ground Level Suite
627 SQ. FT.

Rear Island Kitchen
680 SQ. FT.

3 Bedrooms | 2.5 Baths
695 SQ. FT.

LOCATION



Property Location
Penn Pl
Beamz Printing, Signage, Promotional...
Prescott Blvd
Prescott Blvd
Prescott Cl
George St
Pioneer Rd
Peter St
Verona Crescent
Spruce Village
RobicheauB
Cantiro YMCA Child Care
Alpas Medical Billing
The Gilmore Girl
Gilmore Way
Greenbury Boulevard
Pioneer Rd
Prospect Pl
Jubilee Park
Violet Cl
B.Grace Creatives
Grove Dr W
Prospect Way
Greenbury Close
Spruce Grove Beauty Lounge
REMAX Spray Park
Temporarily closed
8pixl Media
Alberta Rose Massage Therapy

KEY MARKET DRIVERS

Proximity to Major Employment Nodes (Acheson Industrial Area)
Spruce Grove provides direct access to Acheson, one of Alberta's largest industrial employment hubs, supporting stable rental demand from trades, logistics, and industrial workers.

Highway Connectivity (Highway 16A + Pioneer Road Access)
Direct transportation corridors improve tenant convenience, widen the renter pool, and strengthen long-term desirability.

West-End Expansion Pressure from Edmonton
As Edmonton's west end grows outward, Spruce Grove benefits from population spillover and sustained housing demand.

Purpose-Built Rental Demand Growth
Rising construction costs and affordability constraints continue to push residents toward quality rental housing over ownership.

New Community Infrastructure & Amenities
Amenities such as the Myshak Metro Ball Park facility and expanding retail nodes increase neighbourhood livability and tenant retention.

Modern Product in a Low-Maintenance Asset Class
Newer construction with contemporary finishes reduces CapEx risk and operational volatility compared to older multifamily stock.