

FOR SALE



8314 - 110 Ave, Edmonton, AB

8 UNIT CENTRAL APARTMENT BUILDING

Canadian Apartment Advisors is pleased to present this 8-suite apartment building opportunity located at 8314 - 110 Avenue in Edmonton's Cromdale neighbourhood, Edmonton.

This offering is somewhat unique. The property is currently condominium titled, however the seller assembled all eight units and the building will transfer to the purchaser on a single title at closing, allowing it to be operated as a conventional apartment building. For investors, that means the flexibility and simplicity of traditional multifamily ownership combined with a building that has already been fully consolidated.

The suite mix consists of five one-bedroom units, two two-bedroom units, and one bachelor suite, providing a practical and balanced layout that works well for the local rental market. Several of the suites have been tastefully renovated with modern finishes, giving the property a fresh and contemporary feel while still leaving room for a new owner to continue improving the remaining units over time.

With its central location, approachable scale, and a number of suites already updated, the property presents an appealing opportunity for investors looking to acquire a stabilized smaller apartment building with future upside.



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Property Details

Address	8314 - 110 Ave, Edmonton, AB								
Legal	Plan 0824519 Unit 8								
Lot Size	7,503 SF								
Suite Mix	<table border="0"> <tr> <td>Bachelor</td> <td>1</td> </tr> <tr> <td>One Bed</td> <td>5</td> </tr> <tr> <td>Two Bed</td> <td>2</td> </tr> <tr> <td>Total Units</td> <td>8</td> </tr> </table>	Bachelor	1	One Bed	5	Two Bed	2	Total Units	8
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List Price **\$1,320,000**



Rent Roll

Suite #	Unit Type	Rent	Stabilized Rent
101	1 Bed	\$1,100	\$1,250
102	Bachelor	\$1,020	\$1,100
201	1 Bed	\$1,125	\$1,250
202	2 Bed	\$1,325	\$1,450
301	1 Bed	\$975	\$1,250
302	2 Bed	\$1,305	\$1,450
401	1 Bed	\$1,250	\$1,250
402	1 Bed	\$1,250	\$1,250
Monthly		\$9,350	\$10,250
Annual		\$112,200	\$123,000

Suite Type	Stabilized Rent	CMHC
Bachelor	\$1,100	\$1,108
One Bed	\$1,250	\$1,301
Two Bed	\$1,450	\$1,643





Financials

Current Income & Expenses

	Annual	Per Unit/Yr
INCOME		
Scheduled Income	\$112,200	\$14,025
Other	\$0	\$0.00
Parking	\$0	\$0
Laundry	\$1,200	\$150
Vacancy (2%)	-\$2,268	
Total Income	\$111,132	\$13,892
EXPENSES		
Taxes	\$7,000	\$875
Utilities	\$16,683	\$2,085
Insurance	\$6,500	\$813
Management (1.89%)	\$2,100	\$263
Caretaker	\$1,500	\$188
Appliance Reserve	\$1,440	\$180
R & M	\$4,000	\$500
Miscellaneous	\$825	\$103
Total Expenses	\$40,048	36.04%
Net Operating Income	\$71,084	

Current Financial Performance

List Price	\$1,320,000
Mortgage (DCR 1.38, 4%, 50 yr am)	\$1,122,000
Loan to Value	85%
Downpayment	\$198,000
Net Operating Income	\$71,084
Mortgage Payment (Est)	\$51,638
Cash Flow	\$19,446
Cash on Cash Return	9.82%
Mortgage Paydown (Est)	\$7,468
Return on Equity (Exclusive of appreciation)	13.59%

Current CAP	Property Price	\$/Door
5.39%	\$1,320,000	\$165,000

Stabilized Income & Expenses

	Annual	Per Unit/Yr
INCOME		
Scheduled Income	\$123,000	\$14,025
Other	\$0.00	\$0.00
Parking	\$0.00	\$0.00
Laundry	\$1,400.00	\$175.00
Vacancy (3%)	-\$3,856.40	
Total Income	\$120,544	\$15,550
EXPENSES		
Taxes	\$7,000	\$875
Utilities	\$16,680	\$2,085
Insurance	\$4,000	\$500
Management (5%)	\$6,411	\$801
Caretaker	\$4,320	\$540
Appliance Reserve	\$1,440	\$180
R & M	\$4,000	\$500
Miscellaneous	\$2,400	\$300
Total Expenses	\$46,251	36.07%
Net Operating Income	\$81,971	

Proforma Financial Performance

List Price	\$1,320,000
Mortgage (DCR 1.24, 4%, 50 yr am)	\$1,254,000
Loan to Value	95%
Downpayment	\$166,000
Net Operating Income	\$71,536
Mortgage Payment (Est)	\$57,713
Cash Flow	\$13,823
Cash on Cash Return	20.94%
Mortgage Paydown (Est)	\$8,346
Return on Equity (Exclusive of appreciation)	33.59%

Proforma CAP	Property Price	\$/Door
5.42%	\$1,320,000	\$165,000



Location

The property is located in the established neighbourhood of Cromdale neighbourhood, Edmonton, just east of downtown Edmonton. Cromdale has long been a practical and convenient location for renters who want quick access to the downtown core without downtown rental rates.

Residents enjoy easy connectivity throughout the city. Wayne Gretzky Drive, 82 Street, and Jasper Avenue are all nearby, providing straightforward access to Edmonton's major employment areas. Public transit is also readily available, with strong bus service and the nearby Commonwealth LRT Station offering direct connections across the city.

The neighbourhood is anchored by amenities such as Commonwealth Stadium, parks, schools, and nearby shopping corridors, all of which help support steady rental demand. Its central location and accessibility continue to make Cromdale an attractive choice for tenants seeking convenience and value.

For investors, the combination of central location, balanced suite mix, and the ability to acquire the property as a single-title apartment building creates a compelling opportunity within Edmonton's multifamily market.



Contact Us

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