

FOR SALE

TURN-KEY MULTI-FAMILY OPPORTUNITY

📍 Alberta Avenue, Edmonton

ACQUISITION COST: **\$1,500,000**

PROPERTY TYPE: 6-UNIT INCOME PROPERTY

Beds: 12

Full Bath: 8

Half Bath: 2

Earn Steady Income from This Fully-Rented 6-Units – High Cap Rate, Low Hassle!

Located in Alberta Avenue, Edmonton, this property presents investors with an excellent opportunity to generate consistent rental income in a well-established central neighbourhood. Just minutes from Downtown Edmonton, NAIT, major transit routes, schools, and everyday amenities, the area continues to appeal to tenants looking for convenient access, affordability, and strong connectivity throughout the city.

INVESTMENT HIGHLIGHTS

- ✓ **Fully Rented 6-Units** – 2 upstairs + 2 basement + 2 Garage Suite units offering over 4,480 sq.ft. living space
- ✓ **Strong Monthly Income:** \$8,250 plus Utilities
- ✓ **Low Landlord Responsibilities:** Tenants cover utilities, snow removal, lawn care, & garbage
- ✓ **Stable Cash Flow:** Predictable income from existing tenants
- ✓ **Prime Eastwood Location:** Central Edmonton, close to NAIT, downtown, transit & shopping
- ✓ **Well-Maintained Property:** 2024 Built, Self-Managed and Turnkey investment ready for immediate returns



587-990-0091



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www.omikestate.com



Where Real Estate Happens

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ALBERTA AVENUE

A STRONG COMMUNITY. A BRIGHT FUTURE.

A central and established neighbourhood in Edmonton known for its affordability, diverse community, and strong rental demand.



CENTRALLY LOCATED

- ✓ Quick access to Yellowhead Trail & Wayne Gretzky Drive
- ✓ Close to LRT, transit & major routes
- ✓ Minutes to downtown Edmonton
- ✓ Near schools, parks, shopping, hospitals & all amenities



COMMUNITY AT A GLANCE

A diverse, family-friendly community with a strong sense of connection.



POPULATION
7,005
(2021 Census)



TOTAL PRIVATE
DWELLINGS
3,569

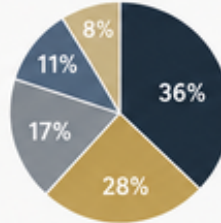


MEDIAN AGE
36.4
Years



POPULATION GROWTH
+5.7%
(2016 - 2021)

DEMOGRAPHICS



Visible Minorities	36%
South Asian	28%
Black	17%
East Asian	11%
Other	8%



43%

of residents are immigrants, contributing to a rich cultural and diverse community.

HOUSEHOLD INCOME



\$78,120
Median Household Income
21%
Higher than the Edmonton average

HOUSING PROFILE



53%
Renters
47%
Owners

EDUCATION



61%
of residents have a post-secondary certificate, diploma or degree



STRONG INVESTMENT POTENTIAL

High rental demand, central location, and ongoing revitalization continue to drive long-term value.



High Rental Demand
Ideal for investors



Central Location
Close to downtown & major amenities



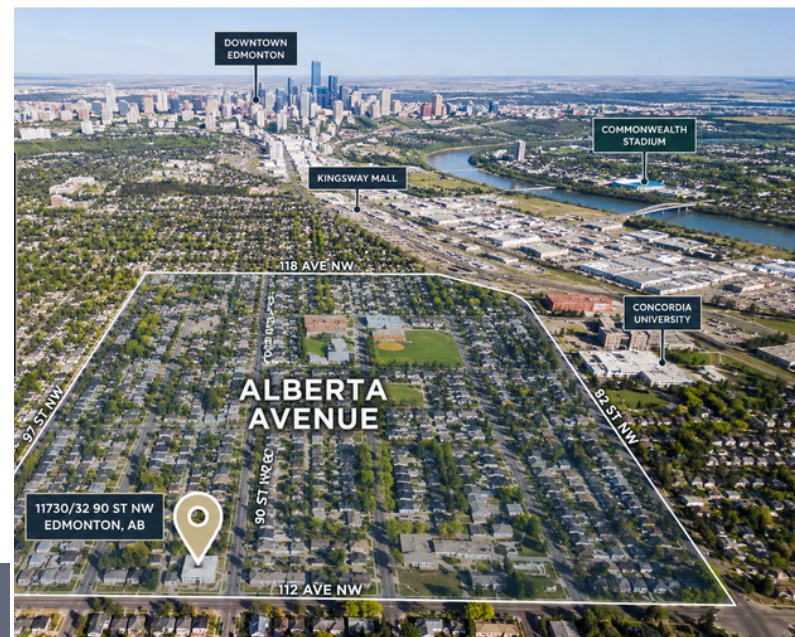
Ongoing Growth
Revitalization & future development



Established
Community with Strong Roots

Location Highlights - 11730-32 90 ST NW, Edmonton, ALBERTA.

- ✓ **Alberta Ave** : A mature, centrally located community known for its affordability, accessibility, and steady rental demand.
- ✓ **Connectivity**: Convenient access to Yellowhead Trail, 97 Street, Wayne Gretzky Drive, and Downtown Edmonton.
- ✓ **Transit & Accessibility**: Well connected through major bus routes, nearby LRT stations, and key arterial roads.
- ✓ **Proximity to Key Amenities**:
 - ✓ NAIT (Northern Alberta Institute of Technology) - 7 minutes
 - ✓ Kingsway Mall & Royal Alexandra Hospital - 7-8 minutes
 - ✓ Downtown Core - 10 minutes
- ✓ **Rental Demand Drivers**: Students, healthcare workers, downtown professionals, and families.



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