

For Sale

FULLY LEASED
Multi Family
10.5% CAP RATE

OUTSTANDING INVESTMENT OPPORTUNITY

98 - 4 AVENUE
FOX CREEK, ALBERTA



HIGHLIGHTS

- 12 Unit Apartment Building. All 2 bedroom units. Building is 100% rented
- Large adjacent parking lot (part of property).
- Great value / cash flow.
- Well maintained, newer construction.
- Located in Fox Creek – surrounded by existing and upcoming long term oil and gas projects.
- Massive drop in vacancy rates in 2024 & early 2025. 2025 & 2026 has seen rental rates spike due to lack of available rental housing as the vacancy rate drops further.

PROPERTY DESCRIPTION

Price:	Market
Site Size:	0.54 acres
Cap Rate:	10.5% at asking price
Current Vacancy:	None (Fully Rented)
Fox Creek Vacancy Rate:	Below 10% & dropping (est. TBV)
Monthly Gross Revenue:	\$25,500 - July 2025
Monthly Expenses:	\$6,700 to \$7,300 (approx. TBV)
Parking:	Ample on site

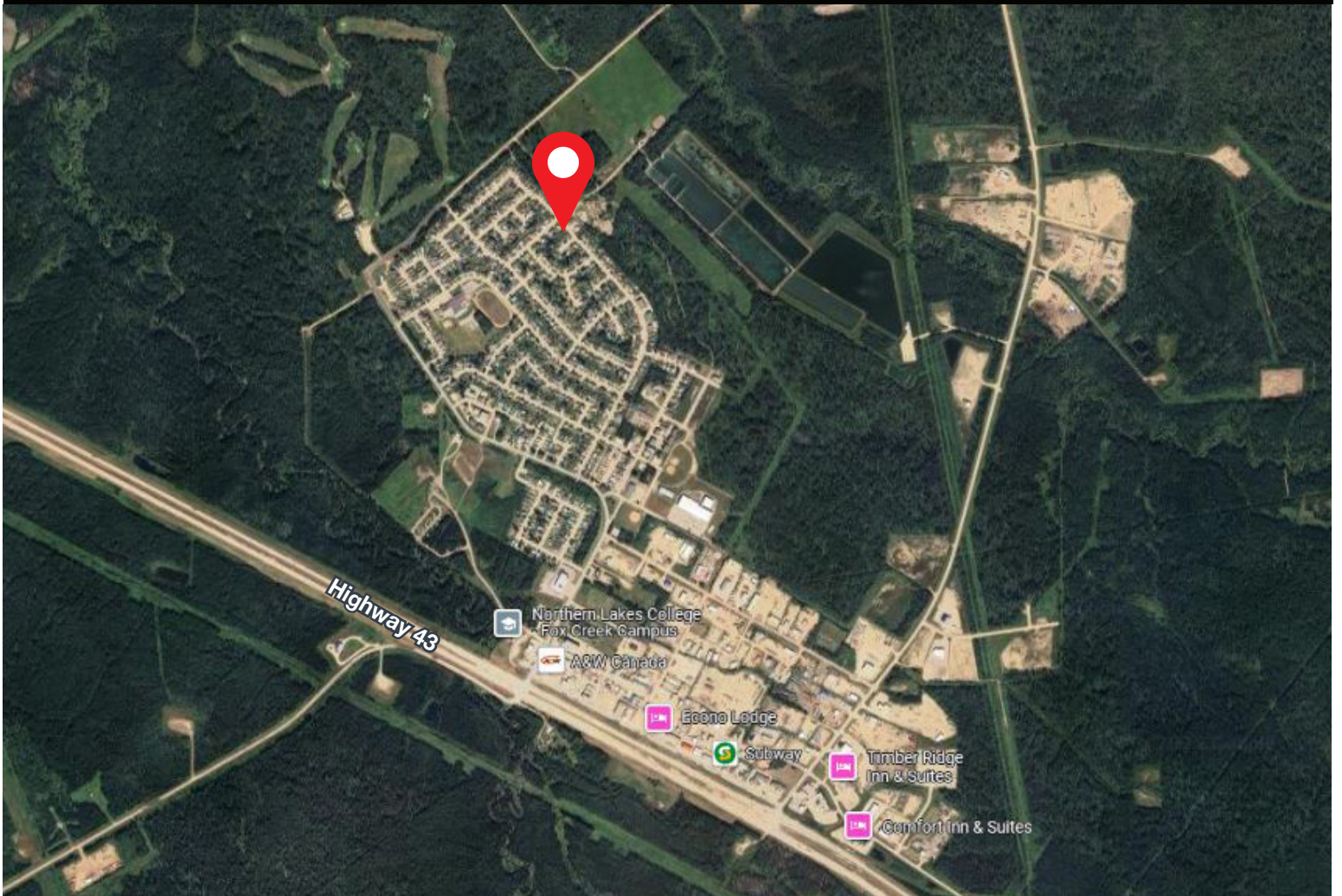
Fox Creek – Strategically positioned adjacent both the Kaybob South Field and the Duvernay Formation – one of Canada’s largest reserves of Natural Gas, along with vast conventional Oil and Condensate reserves. Recent consolidations / ramp up in nearby oil & gas projects has resulted in an influx of workers and a massive drop in Fox Creek vacancy rates. Fox Creek is the 2nd fastest growing municipality in Alberta and is poised for strong, long term growth.

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