

FOR SALE

9 Unit Apartment Building

12015 - 82 Street, Edmonton | Alberta



Fully Renovated Apartment Investment

Welcome to Ashbury, a beautifully renovated 9-unit apartment offering stylish, modern suites in a high-demand rental area. This well-maintained, professionally upgraded building features a desirable mix of spacious two-bedroom and one-bedroom suites, all thoughtfully updated to attract quality tenants and minimize vacancies.

With contemporary finishes, upgraded flooring, modern kitchens, and refreshed bathrooms, Ashbury provides a turnkey investment opportunity that stands out in the market. Tenants enjoy comfortable, updated living spaces in a building that offers both character and modern convenience.

Located in a thriving, well-established residential community, the property benefits from strong rental demand, excellent transit access, and proximity to shopping, schools, parks, and major employment hubs. Its central location ensures consistent occupancy and long-term investment stability.

If you're looking for a hassle-free, fully renovated multifamily property with strong tenant appeal, Ashbury is the perfect addition to your portfolio!

Chris Davies, VP
Multi-Family & Investment
780 905 7562
chris@crealberta.ca

Luke Gervais, Associate
Multi-Family & Investment
403 918 5000
luke@crealberta.ca

RE/MAX
COMMERCIAL
CAPITAL
crealberta.ca

PROPERTY DETAILS

| | |
|-----------|--|
| Address | 12015 - 82 Street Edmonton, Alberta |
| Legal | Plan RN63 Blk 1 Lot 23,24 |
| Age | 1969 |
| Lot Size | 8,365 SF |
| Zoning | Medium Scale Residential (RM h16) |
| Suite Mix | 2 One Bed 7 Two Bed 9 Total Units |

List Price: **\$1,125,000**

PROPERTY HIGHLIGHTS

- **Strong Rental Income** - Potential gross income of \$124,800/year with a stable tenant base.
- **Desirable Unit Mix** - 2 one-bedroom and 7 two-bedroom suites maximize tenant demand and reduce vacancy risk.
- **Attractive CAP Rate** - 5.67% CAP with an NOI of \$63,771, providing strong investment returns.
- **Strategic Location** - Well-connected to transit, shopping, schools, and major employment hubs, ensuring steady rental demand.
- **Long-Term Appreciation Potential** - Zoned Medium Scale Residential (RM h16) in an area poised for future growth and redevelopment.

RENT ROLL

| Unit # | Unit Type | Rent | Stabilized Rent | CMHC |
|---------|-----------|-----------|-----------------|-----------|
| 1A | 2 Bed | \$1,000 | \$1,200 | \$1,288 |
| 1B | 2 Bed | \$1,100 | \$1,200 | \$1,288 |
| 1C | 1 Bed | \$750 | \$1,000 | \$1,188 |
| 2A | 1 Bed | \$875 | \$1,000 | \$1,188 |
| 2B | 2 Bed | \$1,200 | \$1,200 | \$1,288 |
| 2C | 2 Bed | \$1,100 | \$1,200 | \$1,288 |
| 3A | 2 Bed | \$1,100 | \$1,200 | \$1,288 |
| 3B | 2 Bed | \$1,200 | \$1,200 | \$1,288 |
| 3C | 2 Bed | \$1,000 | \$1,200 | \$1,288 |
| Monthly | | \$9,325 | \$10,400 | \$11,392 |
| Annual | | \$111,900 | \$124,800 | \$136,704 |



FINANCIALS

Basic Stabilization

| | Annual | /Unit/Yr |
|-----------------------------|------------------|-----------------|
| INCOME | | |
| Scheduled Income | \$124,800 | \$13,867 |
| Laundry | \$900 | \$100 |
| Vacancy (3%) | -\$3,744 | -\$416 |
| Total Income | \$121,956 | \$13,551 |
| EXPENSES | | |
| Taxes | \$11,038 | \$1,226 |
| Management (5%) | \$6,098 | \$678 |
| Misc | \$900 | \$100 |
| Utilities | \$19,422 | \$2,158 |
| Appliance Reserve (3) | \$1,620 | \$180 |
| Caretaker | \$3,825 | \$425 |
| R & M | \$10,782 | \$1,198 |
| Insurance | \$4,500 | \$500 |
| Total Expenses | \$58,185 | 47.71% |
| Net Operating Income | \$63,771 | |

Proforma Financial Performance

| | | |
|---|-----------------------|----------------|
| List Price | \$1,125,000 | |
| Mortgage | \$1,068,750 | |
| Loan to Value | 95% | |
| Downpayment | \$56,250 | |
| Net Operating Income | \$63,771 | |
| Mortgage Payment (Est) | \$49,467 | |
| Cash Flow | \$14,304 | |
| Cash on Cash Return | 25.43% | |
| Mortgage Paydown (Est) | \$10,685 | |
| Return on Equity (Exclusive of appreciation) | 44.42% | |
| Potential CAP | Property Price | \$/Door |
| 5.67% | \$1,125,000 | \$125,000 |

Value Add

| | Annual | /Unit/Yr |
|-----------------------------|------------------|-----------------|
| INCOME | | |
| Scheduled Income | \$136,704 | \$15,189 |
| Laundry | \$900 | \$100 |
| Vacancy (3%) | -\$4,101 | -\$293 |
| Total Income | \$133,503 | \$14,834 |
| EXPENSES | | |
| Taxes | \$11,038 | \$1,226 |
| Management (5%) | \$6,675 | \$742 |
| Misc | \$900 | \$100 |
| Utilities | \$18,000 | \$2,000 |
| Appliance Reserve (3) | \$1,620 | \$180 |
| Caretaker | \$3,825 | \$425 |
| R & M | \$6,750 | \$750 |
| Insurance | \$4,500 | \$500 |
| Total Expenses | \$53,308 | 39.93% |
| Net Operating Income | \$80,195 | |

Value Add

| | | |
|---|-----------------------|----------------|
| List Price | \$1,125,000 | |
| Mortgage | \$1,068,750 | |
| Loan to Value | 95% | |
| Downpayment | \$56,250 | |
| Net Operating Income | \$80,195 | |
| Mortgage Payment (Est) | \$49,467 | |
| Cash Flow | \$30,728 | |
| Cash on Cash Return | 54.63% | |
| Mortgage Paydown (Est) | \$10,685 | |
| Return on Equity (Exclusive of appreciation) | 73.62% | |
| Potential CAP | Property Price | \$/Door |
| 7.13% | \$1,125,000 | \$125,000 |



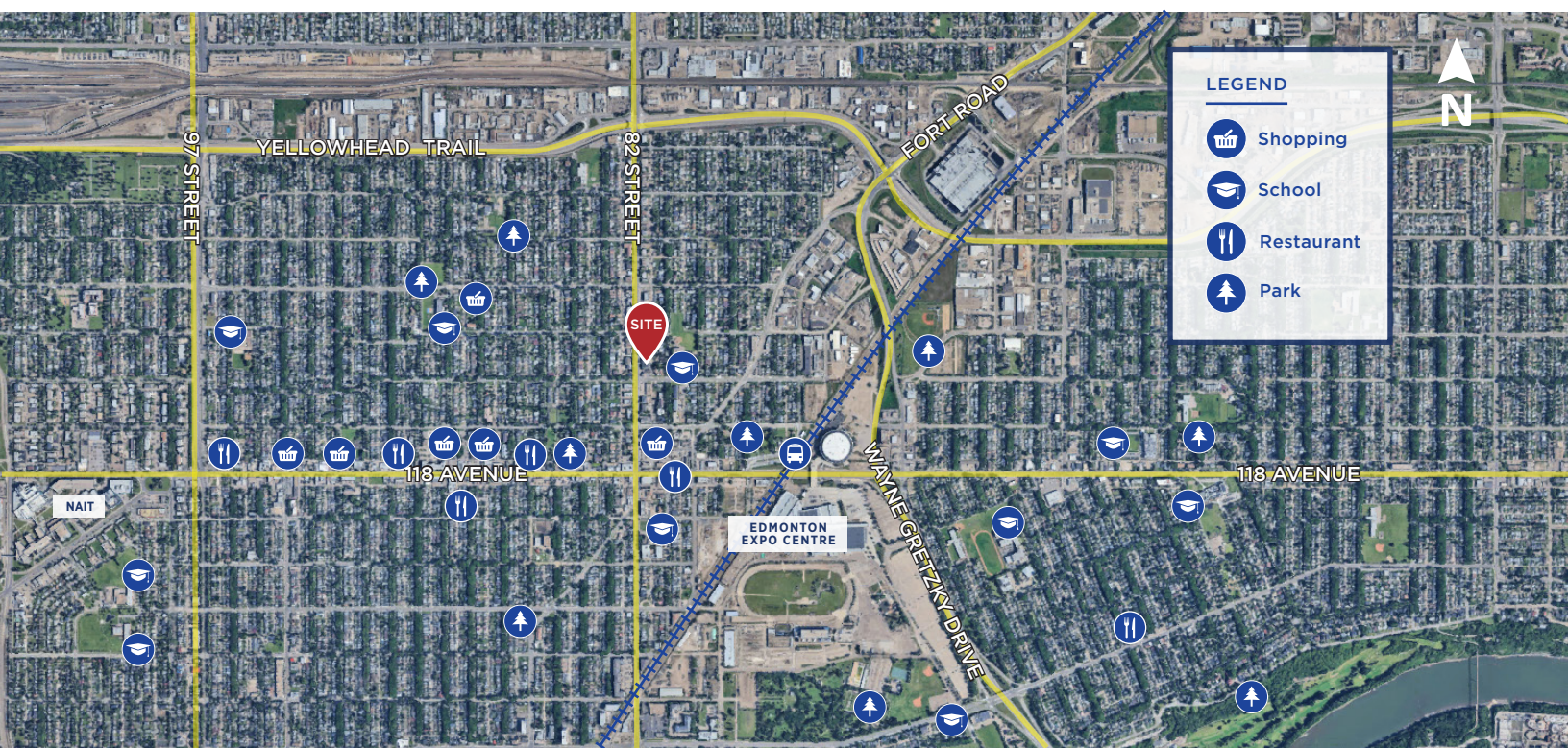
NEIGHBOURHOOD OVERVIEW

Located in the heart of Edmonton's Northeast, this property is positioned in a well-established residential and rental community. The neighbourhood offers a strong mix of amenities, including grocery stores, schools, healthcare facilities, and public transit options, making it a convenient location for tenants.

The area is well-served by major roadways such as 82 Street, Yellowhead Trail, and Fort Road, providing easy access to Edmonton's downtown core, NAIT, and Kingsway Mall. Public transit options, including nearby bus routes and future LRT expansions, enhance connectivity for residents who rely on transit for work and daily activities.

Retail and commercial hubs, including Londonderry Mall, Manning Town Centre, and Northgate Centre, are just minutes away, providing tenants with diverse shopping and dining options. The community is also home to parks and recreational facilities, offering green spaces and leisure activities for families and individuals alike.

With its strong rental demand, accessibility, and proximity to key urban amenities, this neighbourhood presents a stable and attractive investment environment for multifamily real estate investors.



Chris Davies, VP
Multi-Family & Investment
780 905 7562 | chris@crealberta.ca

Luke Gervais, Associate
Multi-Family & Investment
403 918 5000 | luka@crealberta.ca



RE/MAX Commercial Capital | Ritchie Mill
#302, 10171 Saskatchewan Drive
Edmonton, AB T6E 4R5 | **780 757 1010**

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.