

# FOR SALE

## 9 Unit Apartment Building

10207 - 107 Ave, Edmonton | Alberta



### Exceptional Investment Opportunity

#### Assume a Low-Downpayment CMHC Mortgage!

This fully renovated 9-unit multifamily property is an ideal investment with modern upgrades, strong rental demand, and in-suite laundry in all suites. Built in 1954 and extensively renovated in 2024, this property blends historic charm with modern convenience.

One of the most attractive features is the assumable CMHC mortgage requiring a low downpayment of just \$125,439, allowing investors to maximize leverage and cash-on-cash returns.

With a favorable 5.04% cap rate, a mix of spacious two- and three-bedroom suites, and prime central Edmonton location, this property is a rare opportunity to acquire a stabilized asset with excellent financing terms.

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PROPERTY DETAILS

|           |   |
|-----------|---|
| Address   | 10207 - 107 Ave<br>Edmonton, Alberta      |
| Legal     | Plan 8111ET Blk 6 Lot 2                   |
| Age       | 1954 (Renovated 2024)                     |
| Lot Size  | 7,225 SF                                  |
| Zoning    | Mixed Use (MU h16)                        |
| Suite Mix | 7 Two Bed<br>2 Three Bed<br>9 Total Units |



List Price: \$2,450,000

PROPERTY HIGHLIGHTS

- **Low Downpayment, High Leverage** - Assume a CMHC-backed mortgage with only \$125K down.
- **Fully Renovated in 2024** - Modernized units, upgraded systems, and improved finishes.
- **All Suites Feature In-Suite Laundry** - High tenant demand and premium rents.
- **Strong Cash Flow & ROI** - 14.07% cash-on-cash return and 47.32% return on equity.
- **Prime Central Location** - Close to downtown, major employment hubs, transit, and amenities.





## FINANICALS

### Rent Roll

| Unit #  | Unit Type | Rent      | Stabilized Rent |
|---------|-----------|-----------|-----------------|
| 101     | 2 Bed     | \$1,588   | \$1,588         |
| 102     | 2 Bed     | \$1,588   | \$1,588         |
| 103     | 2 Bed     | \$1,588   | \$1,588         |
| 201     | 2 Bed     | \$1,588   | \$1,588         |
| 202     | 2 Bed     | \$1,588   | \$1,588         |
| 203     | 3 Bed     | \$2,000   | \$2,000         |
| 301     | 2 Bed     | \$1,588   | \$1,588         |
| 302     | 2 Bed     | \$1,588   | \$1,588         |
| 303     | 3 Bed     | \$2,000   | \$2,000         |
| Monthly |           | \$15,116  | \$15,116        |
| Annual  |           | \$181,392 | \$181,392       |



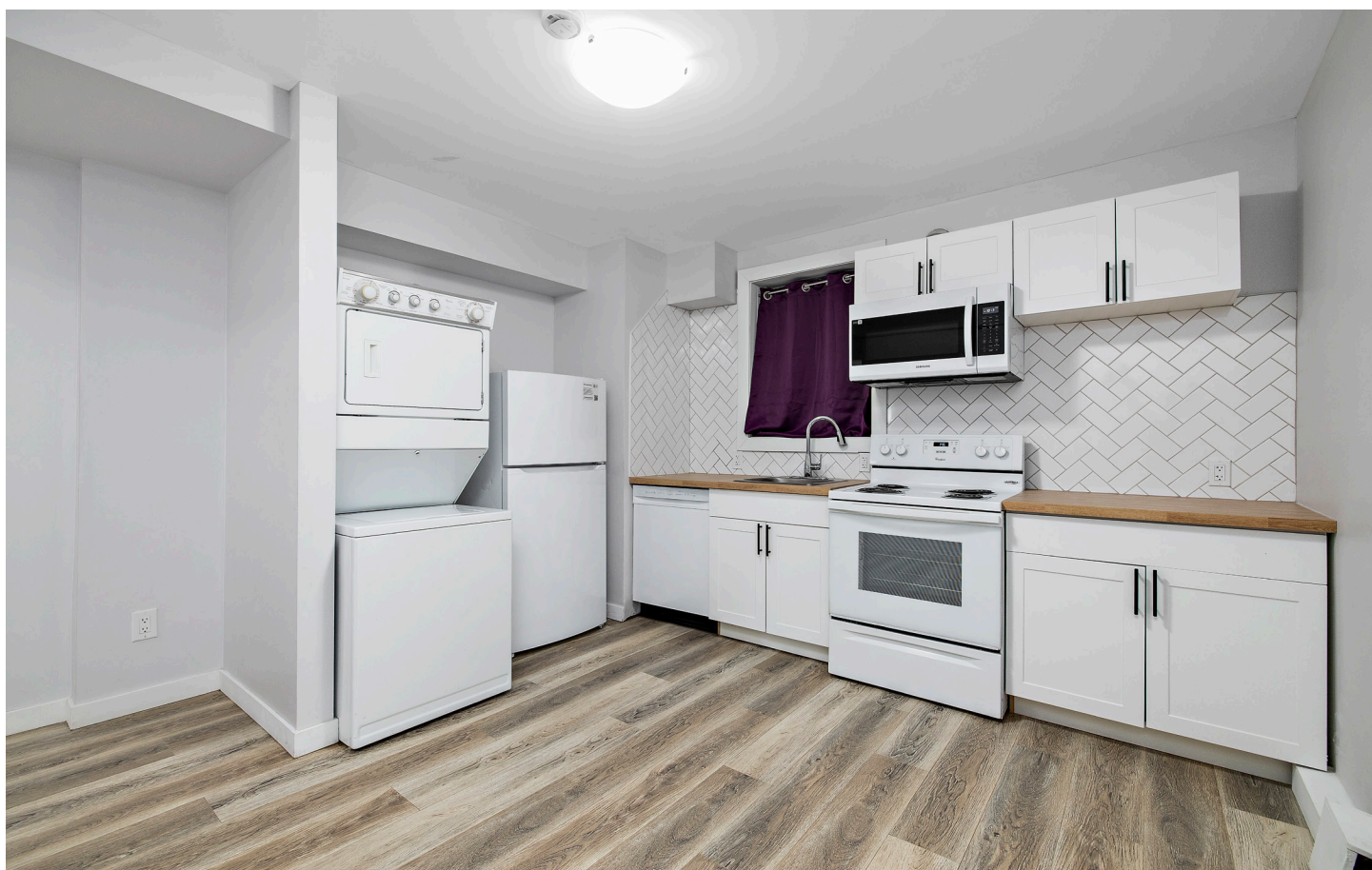
### Current Income & Expenses

|                             | Annual           | /Unit/Yr        |
|-----------------------------|------------------|-----------------|
| <b>INCOME</b>               |                  |                 |
| Scheduled Income            | \$181,392        | \$20,155        |
| Laundry                     | \$0              | \$0             |
| Vacancy (2%)                | -\$3,628         | -\$403          |
| <b>Total Income</b>         | <b>\$177,764</b> | <b>\$19,752</b> |
| <b>EXPENSES</b>             |                  |                 |
| Taxes                       | \$8,195          | \$911           |
| Management (4.25%)          | \$7,555          | \$839           |
| Misc                        | \$900            | \$100           |
| Utilities                   | \$19,800         | \$2,200         |
| Caretaker                   | \$4,500          | \$500           |
| R & M                       | \$7,470          | \$830           |
| Insurance                   | \$5,941          | \$660           |
| <b>Total Expenses</b>       | <b>\$54,361</b>  | <b>30.58%</b>   |
| <b>Net Operating Income</b> | <b>\$123,403</b> |                 |

### Current Financial Performance

|   |             |
|---|-------------|
| List Price                                      | \$2,450,000 |
| Mortgage  | \$2,324,561 |
| Loan to Value                                   | 94.88%      |
| Downpayment                                     | \$125,439   |
| Net Operating Income                            | \$123,403   |
| Mortgage Payment (Est)                          | \$105,751   |
| Cash Flow                                       | \$17,652    |
| Cash on Cash Return                             | 14.07%      |
| Mortgage Paydown (Est)                          | \$41,700    |
| Return on Equity<br>(Exclusive of appreciation) | 47.32%      |

| Current CAP | Property Price | \$/Door   |
|-------------|----------------|-----------|
| 5.04%       | \$2,450,000    | \$272,222 |



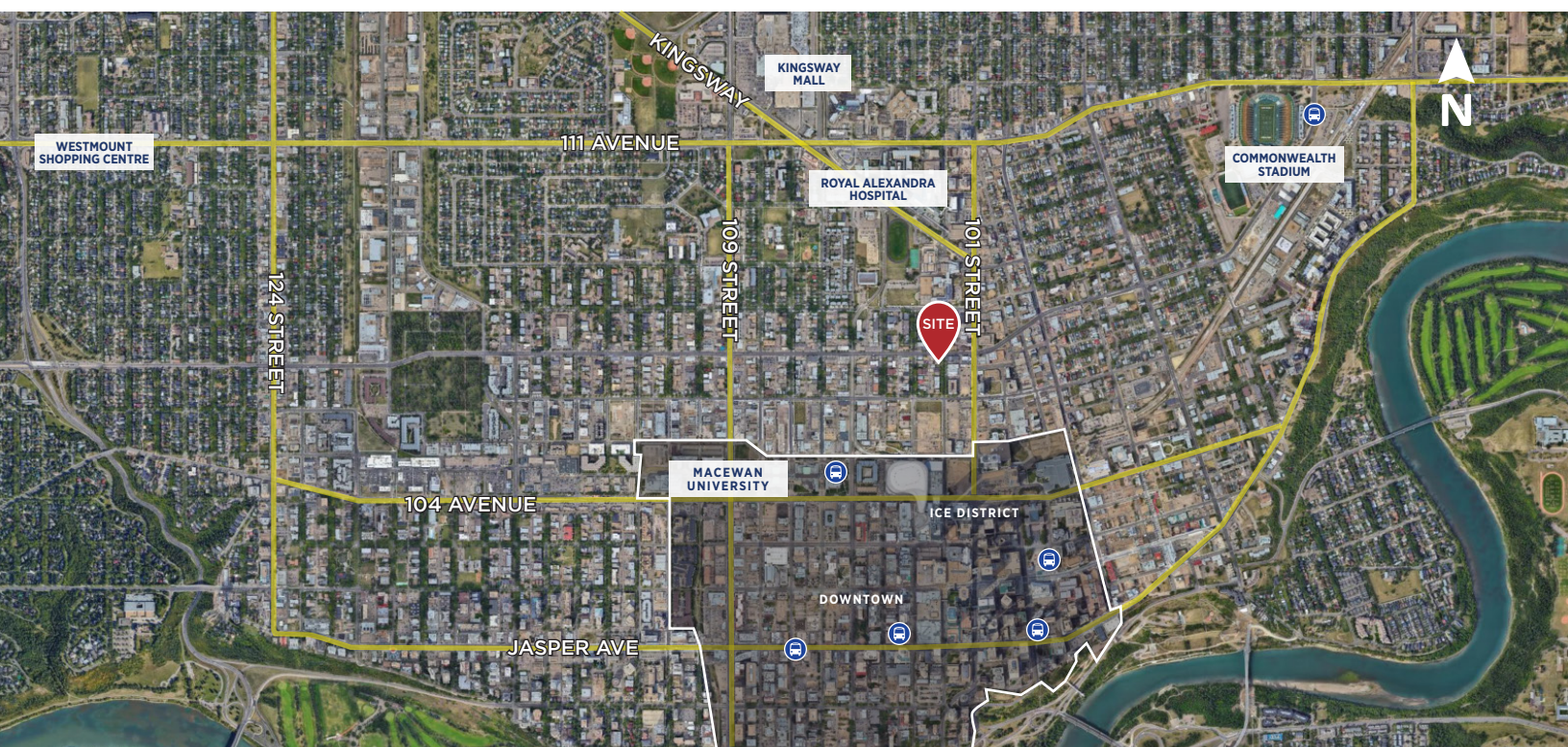


## NEIGHBOURHOOD OVERVIEW

Located in the heart of Edmonton, this property is perfectly situated for urban renters. The Central McDougall area offers easy access to downtown, the ICE District, and key employment centers. Tenants enjoy proximity to LRT stations, shopping, restaurants, and schools, making this a high-demand rental location.

With ongoing revitalization and infrastructure improvements in the area, property values and rental demand continue to rise, ensuring a strong long-term investment.

This turnkey asset is ready for an investor looking to secure a fully renovated property with an exceptional financing structure.



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