

FOR SALE



10629 - 114 St, Edmonton, AB

[DATA Room Link](#)

20 UNIT TURN-KEY APARTMENT OPPORTUNITY

This well-maintained 20-suite apartment building offers a true turnkey opportunity in a highly desirable central location. The property was largely renovated prior to the current owner's acquisition and has since been further refined, resulting in a clean, modern, and cohesive asset. Pride of ownership is evident throughout the building.

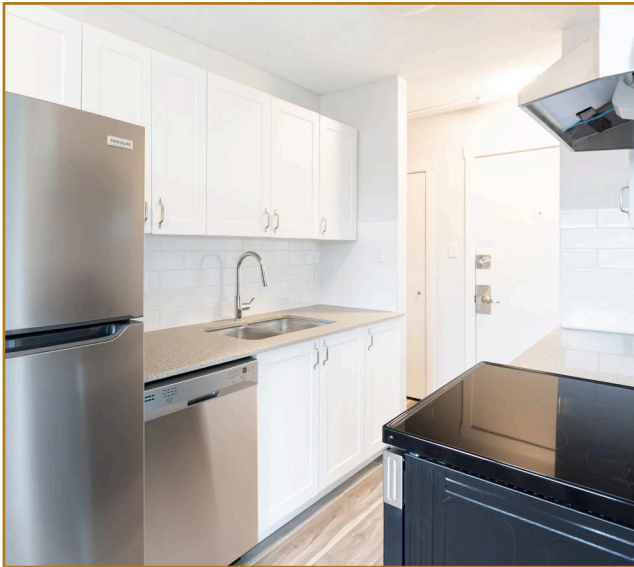
Suites and common areas feature attractive finishes that resonate with today's renters, while recent improvements mean minimal near-term capital requirements. The building also includes upgraded fire protection systems, complementing its overall quality and professional standard.

Located in Queen Mary Park, the property combines strong renter appeal with straightforward ownership. Its condition, location, and presentation make it well suited for investors seeking a stable, easy-to-manage apartment asset in Edmonton's urban core.

Property Details

Address	10629 - 114 St, Edmonton, AB	
Zoning	RM h23	
Suite Mix	Bachelor	2
	One Bed	6
	Two Bed	9
	Three Bed	3
	Total Units	20

List Price \$3,750,000



Rent Roll

Suite #	Unit Type	Rent	Stabilized Rent
1	2 Bed	\$1,355	\$1,375
2	2 Bed	\$1,325	\$1,375
3	1 Bed	\$1,175	\$1,175
4	2 Bed	\$1,350	\$1,375
5	1 Bed	\$1,175	\$1,175
6	3 Bed	\$1,575	\$1,575
7	2 Bed	\$1,375	\$1,375
8	2 Bed	\$1,375	\$1,375
9	Bachelor	\$925	\$975
10	1 Bed	\$1,125	\$1,175
11	2 Bed	\$1,300	\$1,375
12	1 Bed	\$1,150	\$1,175
13	3 Bed	\$1,500	\$1,575
14	2 Bed	\$1,300	\$1,375
15	2 Bed	\$1,300	\$1,375
16	Bachelor	\$925	\$975
17	1 Bed	\$1,150	\$1,175
18	2 Bed	\$1,350	\$1,375
19	1 Bed	\$1,200	\$1,175
20	3 Bed	\$1,525	\$1,575
Monthly		\$25,455	\$26,100
Annual		\$305,460	\$313,200

Suite Type	Stabilized Rent	CMHC
Bachelor	\$975	\$940
One Bed	\$1,175	\$1,222
Two Bed	\$1,375	\$1,489
Three Bed	\$1,575	\$1,623



Financials

Current Income & Expenses

	Annual	Per Unit/Yr
INCOME		
Scheduled Income	\$305,460	\$15,273
Other Fees	\$7,380	\$369
Vacancy (3%)	-\$9,385	-\$469
Total Income	\$303,455	\$15,173
EXPENSES		
Taxes	\$28,443	\$1,422
Utilities	\$45,519	\$2,276
Insurance	\$14,000	\$700
Management (4.38%)	\$13,305	\$665
Caretaker	\$13,636	\$682
Appliance Reserve	\$3,840	\$192
R & M	\$5,753	\$288
Miscellaneous	\$6,000	\$300
Total Expenses	\$130,496	43.00%
Net Operating Income	\$172,959	

Proforma Income & Expenses

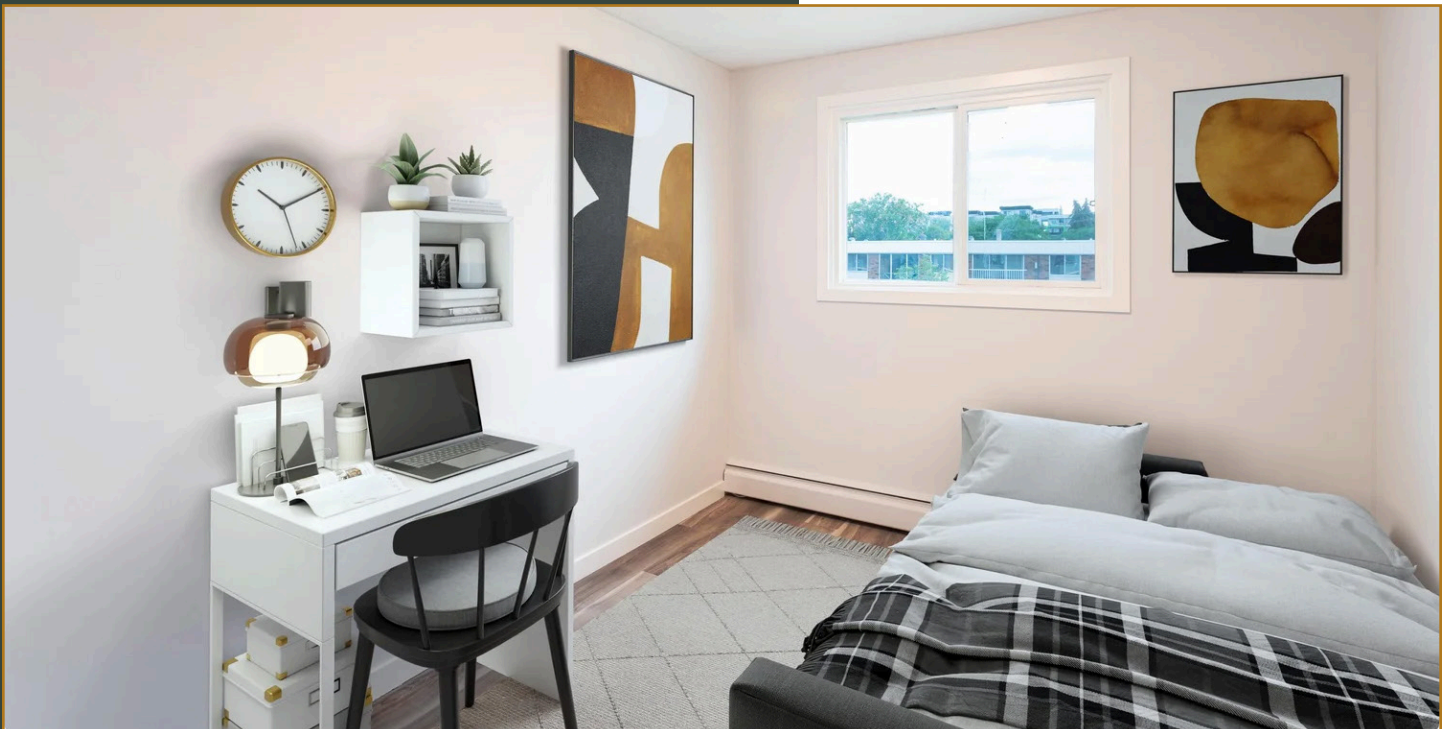
	Annual	Per Unit/Yr
INCOME		
Scheduled Income	\$313,200	\$15,660
Other Fees	\$8,000	\$400
Vacancy (3%)	-\$9,630	
Total Income	\$311,370	\$16,060
EXPENSES		
Taxes	\$28,443	\$1,422
Utilities	\$34,000	\$1,700
Insurance	\$14,000	\$700
Management (4.5%)	\$14,744	\$737
Caretaker	\$10,800	\$540
Appliance Reserve	\$3,840	\$192
R & M	\$15,000	\$750
Miscellaneous	\$6,000	\$300
Total Expenses	\$126,827	38.71%
Net Operating Income	\$200,823	

Proforma Financial Performance with Current Mortgage

List Price	\$3,750,000	
Mortgage	\$3,036,841	
Loan to Value	80.98%	
Downpayment	\$713,159	
Net Operating Income	\$185,461	
Mortgage Payment (Est)	\$147,777	
Cash Flow	\$37,684	
Cash on Cash Return	5.28%	
Mortgage Paydown (Est)	\$19,864	
Return on Equity (Exclusive of appreciation)	8.07%	
Potential CAP	Property Price	\$/Door
4.95%	\$3,750,000	\$187,500



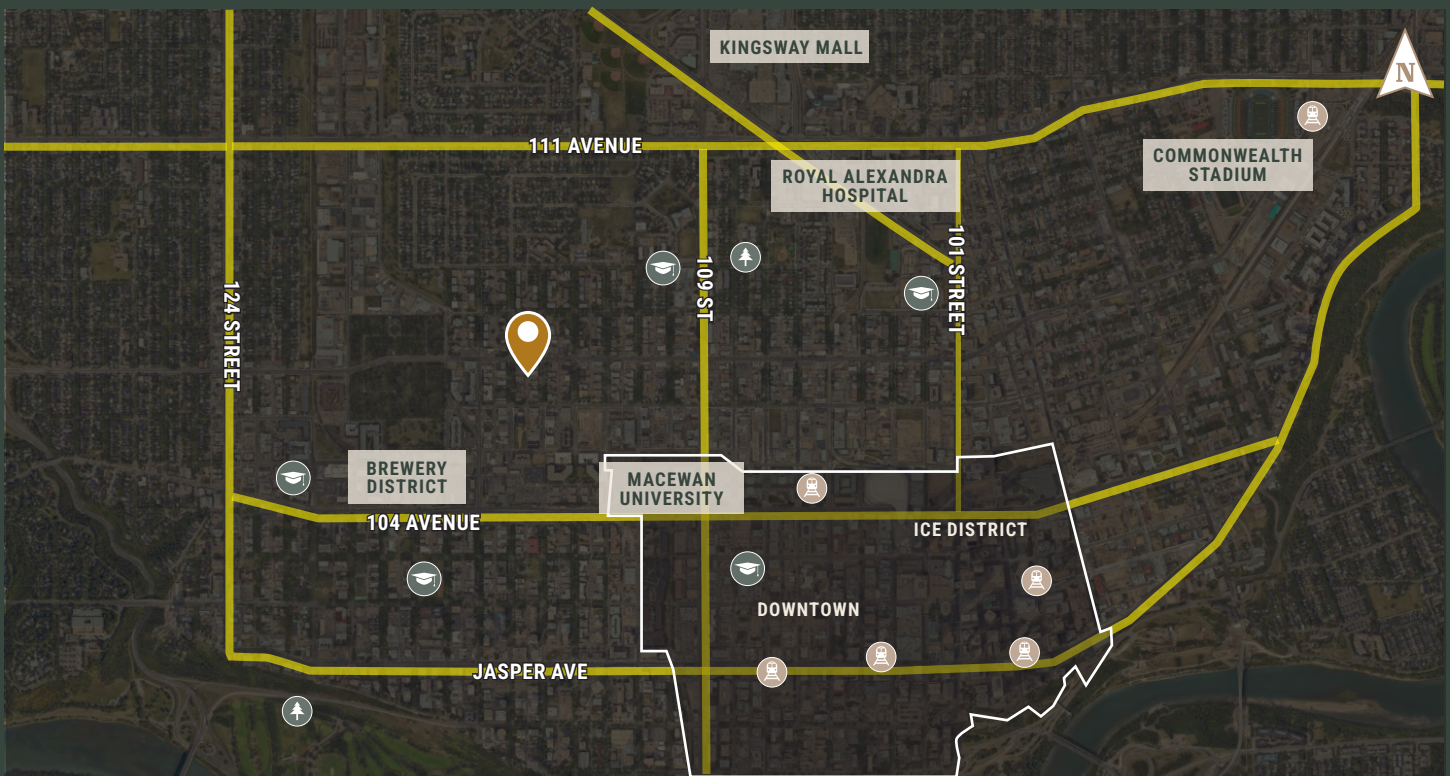
[DATA Room Link](#)



Location

Edmonton continues to stand out as a practical, durable apartment market. A diverse economy supported by government, healthcare, education, and technology drives steady employment and population growth, while relative affordability sustains long-term rental demand. Compared to other major Canadian cities, Edmonton offers scale and stability without the same pricing volatility, making it a consistent performer for multifamily investors.

Queen Mary Park is a centrally located neighbourhood just northwest of downtown, known for its walkability, transit access, and proximity to key urban districts. Downtown, Oliver, the Brewery District, and the Ice District are all close by, along with everyday amenities and green space. Ongoing reinvestment has strengthened the area while preserving its established, low-rise character, making it a popular choice for renters seeking convenience with a neighbourhood feel.



Contact Us

CHRIS DAVIES, VP

Multi-family & Investment
780 905 7562 | chris@hcrgroup.ca

LUKE GERVAIS, SENIOR ASSOCIATE

Multi-family & Investment
403 918 5000 | luke@hcrgroup.ca



CANADIAN
APARTMENT
ADVISORS

CanadianApartmentAdvisors.com

Hughes Commercial Realty Group
#302, 10171 Saskatchewan Drive
Edmonton, AB T6E 4R5 | 780 757 1010

Canadian Apartment Advisors Operates under Hughes Commercial Realty Group. 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.