

FOR SALE



10153 - 158 St, Edmonton, AB

14 UNIT MIXED-USE BUILDING

Britannia Lofts (10153 158 St) is an established mixed-use property featuring 14 residential suites and ground-floor commercial space in a proven west-central Edmonton location. The building offers reliable income from a diverse tenant base, with immediate upside through improved expense recovery—operating costs are currently not being collected but can be under existing lease terms.

Well-maintained and efficiently operated, Britannia Lofts represents a strong opportunity to acquire a stabilized asset with built-in value enhancement potential through modest operational adjustments and rental growth.



CanadianApartmentAdvisors.com

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Property Details

Address 10153 - 158 St, Edmonton, AB

Legal Plan 1924AM Blk 2 Lot 12

Lot Size 7,494 SF

Zoning RM h23

Suite Mix
 One Bed 8
 Two Bed 6
Total Units 14

Commercial Unit Size 3,530 SF

List Price \$2,700,000

Rent Roll

Suite #	Unit Type	Rent	Stabilized Rent
201	1 Bed	\$1,200	\$1,250
202	2 Bed	\$1,150	\$1,400
203	1 Bed	\$1,250	\$1,250
204	2 Bed	\$1,300	\$1,400
205	1 Bed	\$1,000	\$1,250
206	2 Bed	\$1,350	\$1,400
207	1 Bed	\$1,150	\$1,250
301	1 Bed	\$1,000	\$1,250
302	2 Bed	\$1,200	\$1,400
303	1 Bed	\$1,150	\$1,250
304	2 Bed	\$1,250	\$1,400
305	1 Bed	\$1,150	\$1,250
306	2 Bed	\$1,350	\$1,400
307	1 Bed	\$1,200	\$1,250
Monthly		\$16,700	\$18,400
Annual		\$200,400	\$220,800





Financials

Current Income & Expenses

	Annual	Per Unit/Yr
INCOME		
Scheduled Income	\$200,400	\$14,314
Commercial Income	\$48,000	\$13.60/SF
Op Costs	\$0	\$0/SF
Laundry	\$140	\$1,960
Vacancy (2%)	-\$4,971	
Total Income	\$243,569	\$17,398
EXPENSES		
Taxes	\$34,020	\$2,430
Management (5%)	\$12,178	\$870
Misc	\$2,000	\$143
Utilities	\$36,000	\$2,571
Caretaker	\$4,800	\$343
R & M	\$10,000	\$714
Insurance	\$12,708	\$908
Total Expenses	\$111,706	
Net Operating Income	\$131,863	

Proforma Income & Expenses

	Annual	Per Unit/Yr
INCOME		
Scheduled Income	\$220,800	\$15,771
Commercial Income	\$50,400	\$14.28/SF
Op Costs	\$15,985	\$4.53/SF
Laundry	\$143	\$2,000
Vacancy (2%)	-\$5,747	
Total Income	\$281,581	\$20,113
EXPENSES		
Taxes	\$34,020	\$2,430
Management (5%)	\$14,079	\$1,006
Misc	\$2,000	\$143
Utilities	\$23,800	\$1,700
Caretaker	\$7,350	\$525
R & M	\$11,900	\$850
Insurance	\$11,900	\$850
Total Expenses	\$105,049	
Net Operating Income	\$176,532	

Proforma Financial Performance

List Price	\$2,700,000	
Mortgage <i>(New 4.0%, 5 yr, 50 yr am)</i>	\$2,403,000	
Loan to Value	89%	
Downpayment	\$297,000	
Net Operating Income	\$176,532	
Mortgage Payment <i>(Est)</i>	\$111,222	
Cash Flow	\$65,310	
Cash on Cash Return	21.99%	
Mortgage Paydown <i>(Est)</i>	\$16,688	
Return on Equity <i>(Exclusive of appreciation)</i>	27.61%	
Potential CAP	Property Price	\$/Door
6.54%	\$2,700,000	\$192,857

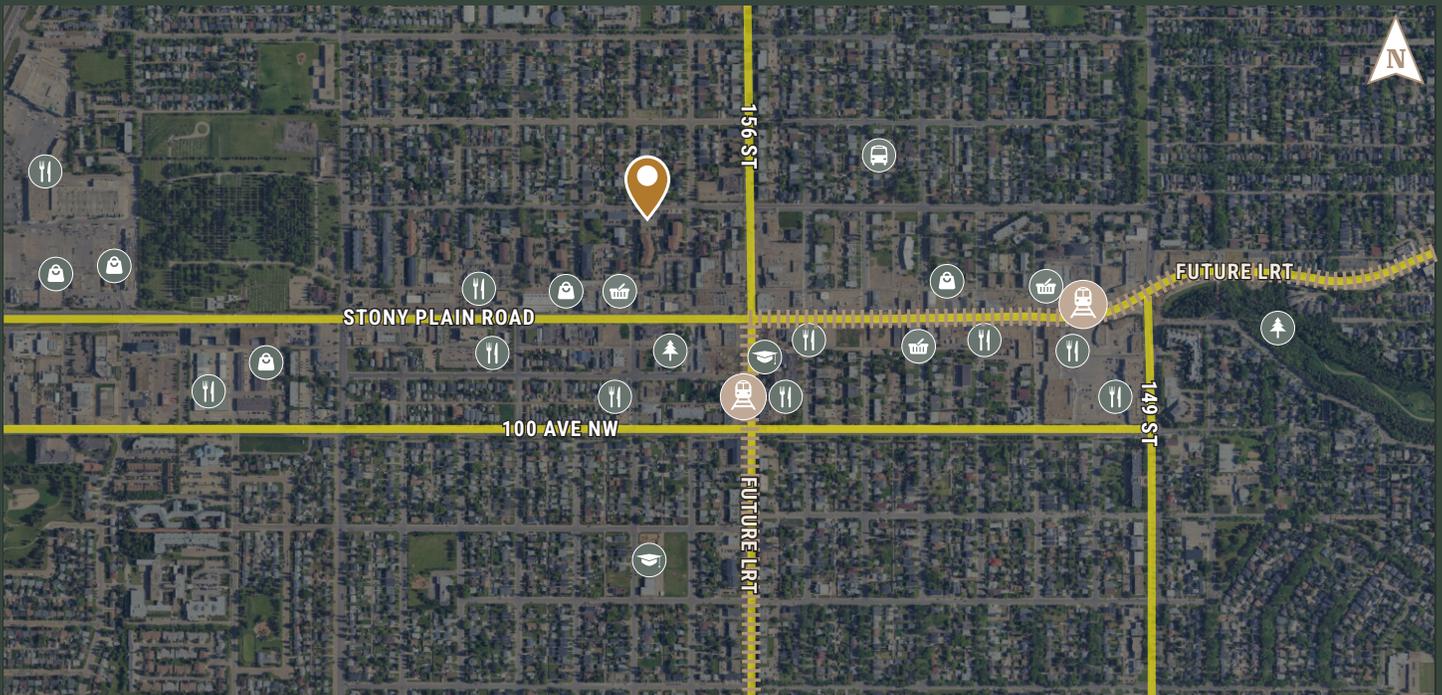




Location

The property is situated in a stable west-central Edmonton corridor supported by strong transit access, daily amenities, and consistent rental demand. The Jasper Place Transit Centre is only minutes away, providing direct bus connections across the city, including access to major employment and education areas. The area will benefit further from the upcoming Jasper Place LRT Station on the Valley Line West, which is currently under construction. Once operational, the LRT will significantly improve rapid transit connectivity to downtown, the west end, and key institutional nodes.

The surrounding neighbourhood offers a practical mix of retail, services, and community amenities, contributing to a convenient and walkable environment for residents and commercial tenants. Ongoing reinvestment and corridor improvements have supported stable occupancy and steady tenant interest. With the forthcoming LRT introduction expected to enhance accessibility and long-term desirability, the location is positioned to continue performing well while offering meaningful upside as transit-oriented demand strengthens.



Contact Us

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