

8-UNIT MULTI-FAMILY INVESTMENT OPPORTUNITY

PRICE REDUCED

NOW ~~\$1.322M~~ \$1.190M



Calmar Multi-Family Apartments

BUILDING AND LAND

4905 - 49 AVENUE, CALMAR, AB

COURT ORDERED SALE



NAI COMMERCIAL REAL ESTATE INC.
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NAI Commercial

Property Highlights

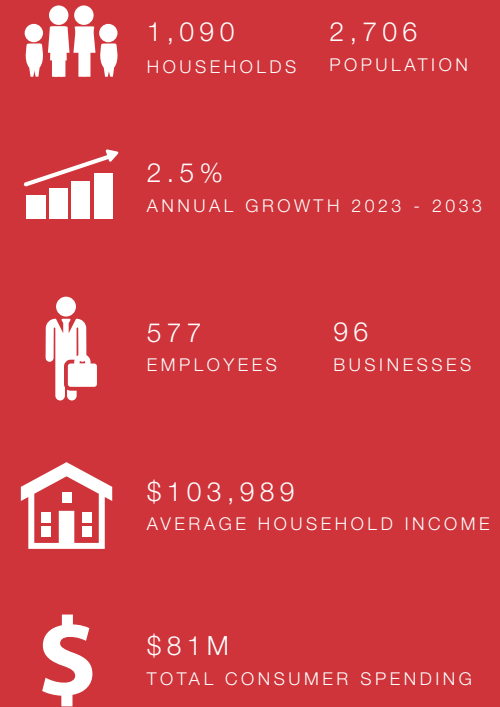
- Building currently improved with an 8-unit multi-family project, configured as two (2), 4-plex style buildings with fully developed basements, while the north portion of the property is undeveloped and exists in a vacant, raw state.
- Each unit is 1,112 Sq.Ft.±, 'Bi-Level' configuration consisting of two (2) bedrooms, a 4-piece bathroom, mechanical room, and a small laundry area on the lower level, and a living room, dining room, and kitchen on the main level
- Property is currently fully Tenant-occupied with total income of \$9,250/month
- Interior Improvements consist of vinyl plank and carpet flooring, painted interior walls and stippled ceilings. Dark wooden cabinets/vanities and laminate countertops are improved within the kitchens and bathrooms. Modern doors and lighting fixtures are also provided to each suite.
- Subject rents include water, sanitary, garbage collection and one outdoor parking stall with tenants responsible for their own power, gas, internet and cable.
- Provided with the full complement of municipal services, including power, water, septic sewers, and natural gas.



Additional Information

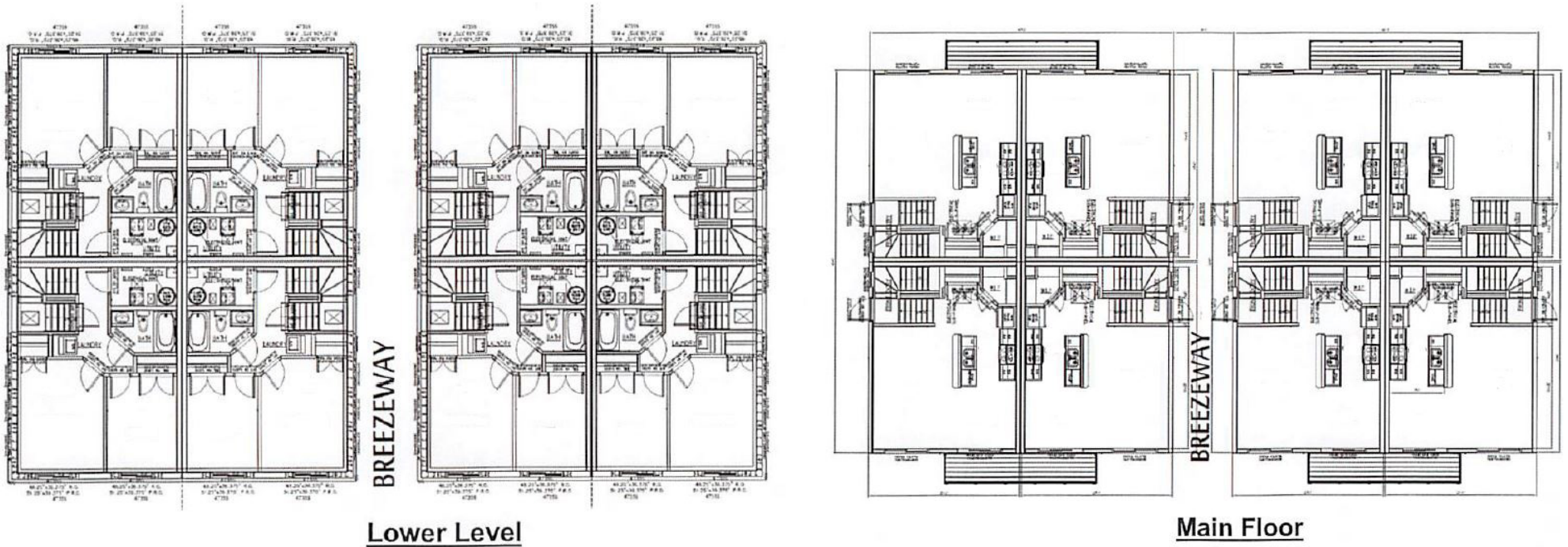
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|-------------------|--|
| LEGAL DESCRIPTION | Plan 4063ET, Block 7, Lot 4 |
| UNIT SIZES | Each unit: 1,112 sq.ft.± Building total: 8,896 sq.ft.± (4,448 sq.ft.± per building) |
| ZONING | DC - Direct Control |
| SITE SIZE | 26,785 sq.ft.± |
| YEAR BUILT | 2018 |
| PARKING | 1 non-covered parking stall per unit |

| | |
|------------------|--|
| HEATING | Forced air furnace system |
| PROPERTY TAXES | \$14,317.99 (2023 - 8 unit total) |
| SALE PRICE | \$1,322,000 REDUCED TO \$1,190,000 |
| ADDITIONAL NOTES | <ul style="list-style-type: none"> Each rental unit is provided with typical appliances including a fridge, a stove/oven, a microwave & hood fan, a dishwasher, and a washer and dryer in a stacked configuration. Each unit is individually metered |



2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS





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