

INVESTMENT OPPORTUNITY

VALLEY RIDGE TOWER

9830 - 105 STREET NW, EDMONTON, ALBERTA

49-SUITE CONCRETE MID-RISE IN DOWNTOWN EDMONTON



IPA

INSTITUTIONAL
PROPERTY
ADVISORS

A DIVISION OF
MARCUS & MILLICHAP, BROKERAGE

THE OPPORTUNITY

Institutional Property Advisors, a division of Marcus & Millichap, is pleased to present Valley Ridge Tower, a seven-storey, concrete, multifamily investment opportunity comprising 49 suites (the “Property”).

Perched along the edge of Edmonton’s scenic River Valley, Valley Ridge Tower enjoys a strategic position within downtown Edmonton, with immediate proximity to the city’s Financial District, Government District, entertainment and dining nodes, and the ICE District, all without sacrificing access to the green spaces and trail systems of Edmonton’s River Valley.

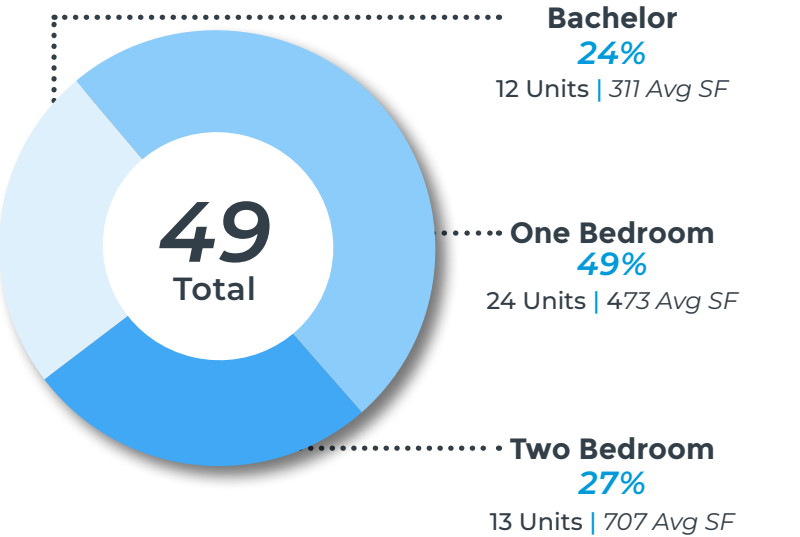
The suite mix consists of well-appointed bachelor, one-and two-bedroom units, many of which have undergone recent upgrades. Professionally managed and meticulously maintained, the Property has seen over \$680,000 in capital improvements, since 2016, including suite optimization and roof replacement.

Edmonton’s multifamily market continues to attract institutional and private investors, underpinned by strong fundamentals and sustained rental demand. Valley Ridge Tower represents a premiere acquisition for investors looking to establish or expand their presence in a high-demand, central location with a high-quality, non-combustible asset.



PROPERTY DETAILS

- Address:** 9830 – 105 Street NW, Edmonton, Alberta
- Legal Description:** Plan NB; Block 5; Lots 90-91
- Community:** Downtown
- Construction:** Concrete | 7-Storey | 1972
- Zoning:** High Density Residential Zone (HDR)
- Site Size:** +/- 15,038 SF
- Net Rentable Size:** +/- 24,269 SF
- Residential Units:** 49 Units
- Parking Stalls:** 33 Surface Stalls





INVESTMENT HIGHLIGHTS



WELL-MAINTAINED WITH VALUE-ADD POTENTIAL:

With over \$680,000 in capital improvements already completed, the Property presents a compelling revenue growth opportunity with future upside remaining through a targeted suite-renovation program and strategic rent elevation to maximize long-term returns.



ESTABLISHED OPERATIONS WITH STABLE CASH FLOW:

Valley Ridge Tower has been institutionally managed and well-maintained for over a decade and boasts 97% occupancy as of April 2025 – demonstrating consistent performance and strong tenant demand. May 2025 Occupancy is 98%.



PRIME URBAN LOCATION:

Nestled on the edge of Downtown Edmonton and the North Saskatchewan River, the Property benefits from desirable community amenities in a walkable neighbourhood, with quick access across the city via public transit and major connective roadways, placing residents at the centre of Edmonton's thriving cultural and business hub.



ATTRACTIVE & GROWING MAJOR MARKET:

The Edmonton multifamily market is experiencing an upwards shift in trajectory: a record influx of new residents paired with tightening vacancy rates has allowed for the elimination of incentives and an increase in rents. The neighbourhood's forecast population growth of over 30% over the next four years positions Valley Ridge Tower as an excellent investment opportunity.

DEMOGRAPHICS (WITHIN A 1KM RADIUS)



18,971
POPULATION
(2024)



31.1%
POPULATION
GROWTH (F 2029)



\$93,373
HOUSEHOLD
INCOME (2024)

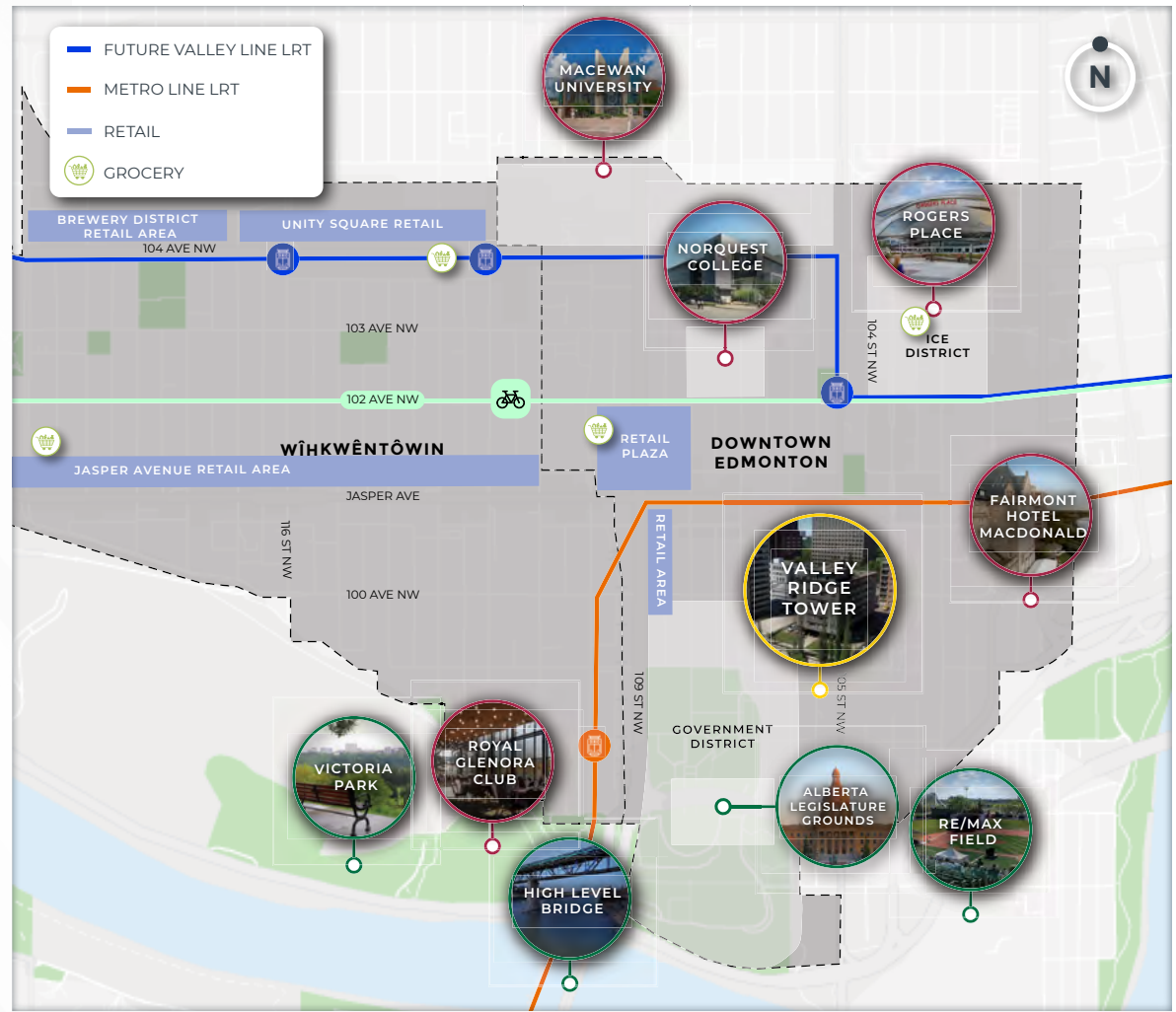


34.7
MEDIAN AGE



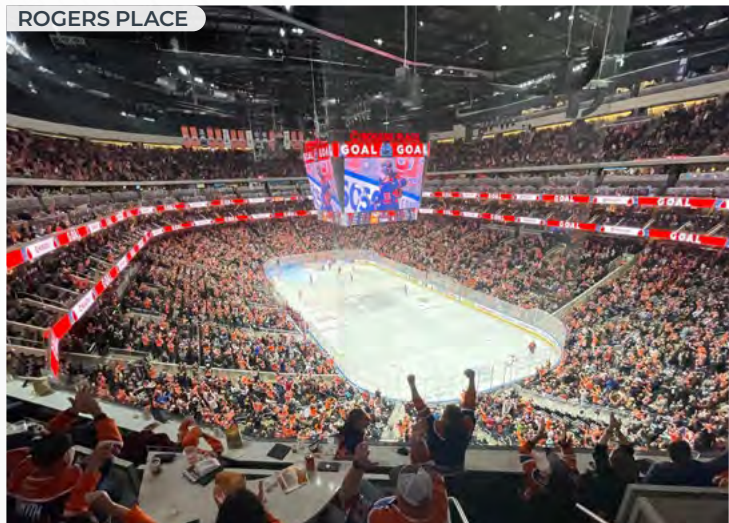
71.3%
DWELLINGS THAT
ARE RENTED

SOURCE: SITEWISE ANALYTICS



LOCATION OVERVIEW

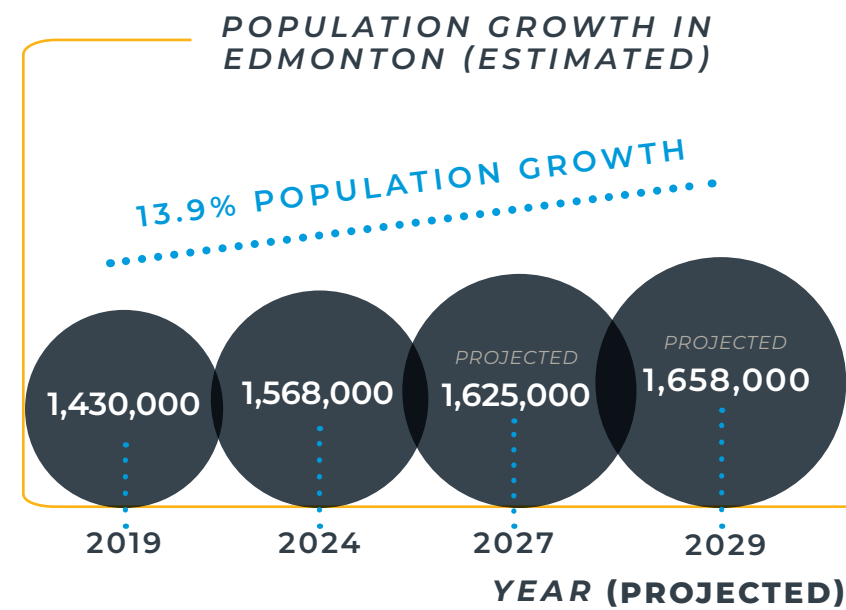
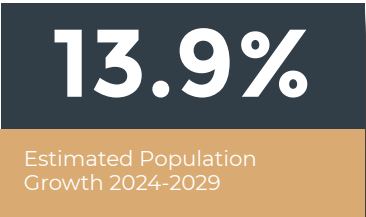
Ideally situated on the edge of Edmonton's picturesque River Valley, Valley Ridge Tower offers the perfect blend of urban convenience and natural beauty. Located in the heart of downtown, the Property enjoys unmatched walkability to the Financial District, Government District, ICE District, and some of the city's best dining and entertainment. The Property offers immediate access to river valley trails, bike routes, major roadways, and excellent public transit options, delivering seamless mobility for every lifestyle.



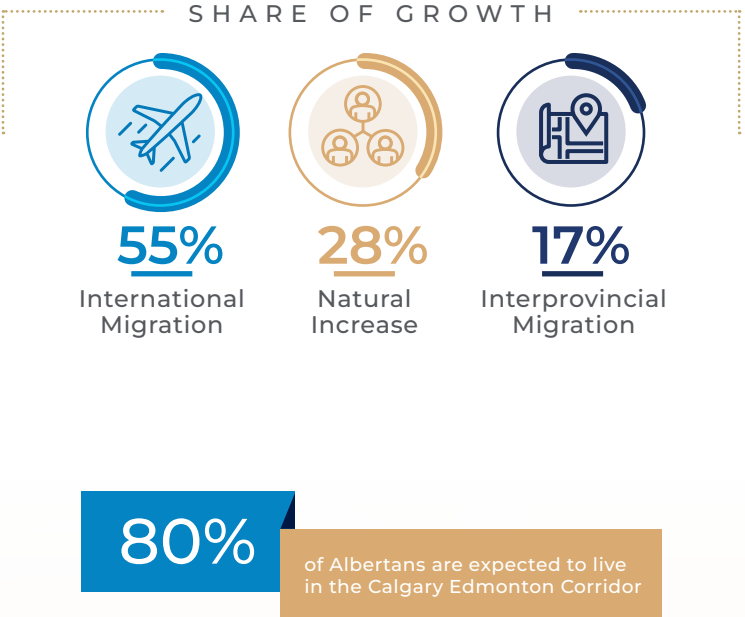
MARKET OVERVIEW EDMONTON, ALBERTA

Edmonton has consistently outperformed other Canadian markets in recent years, with particularly strong results in 2024. The city recorded a 10% year-over-year increase in average net effective rents, reflecting robust rental demand and pricing power. Additionally, tenant retention remained strong, with lease renewal rates at 5.2%, emphasizing market stability and resident satisfaction.

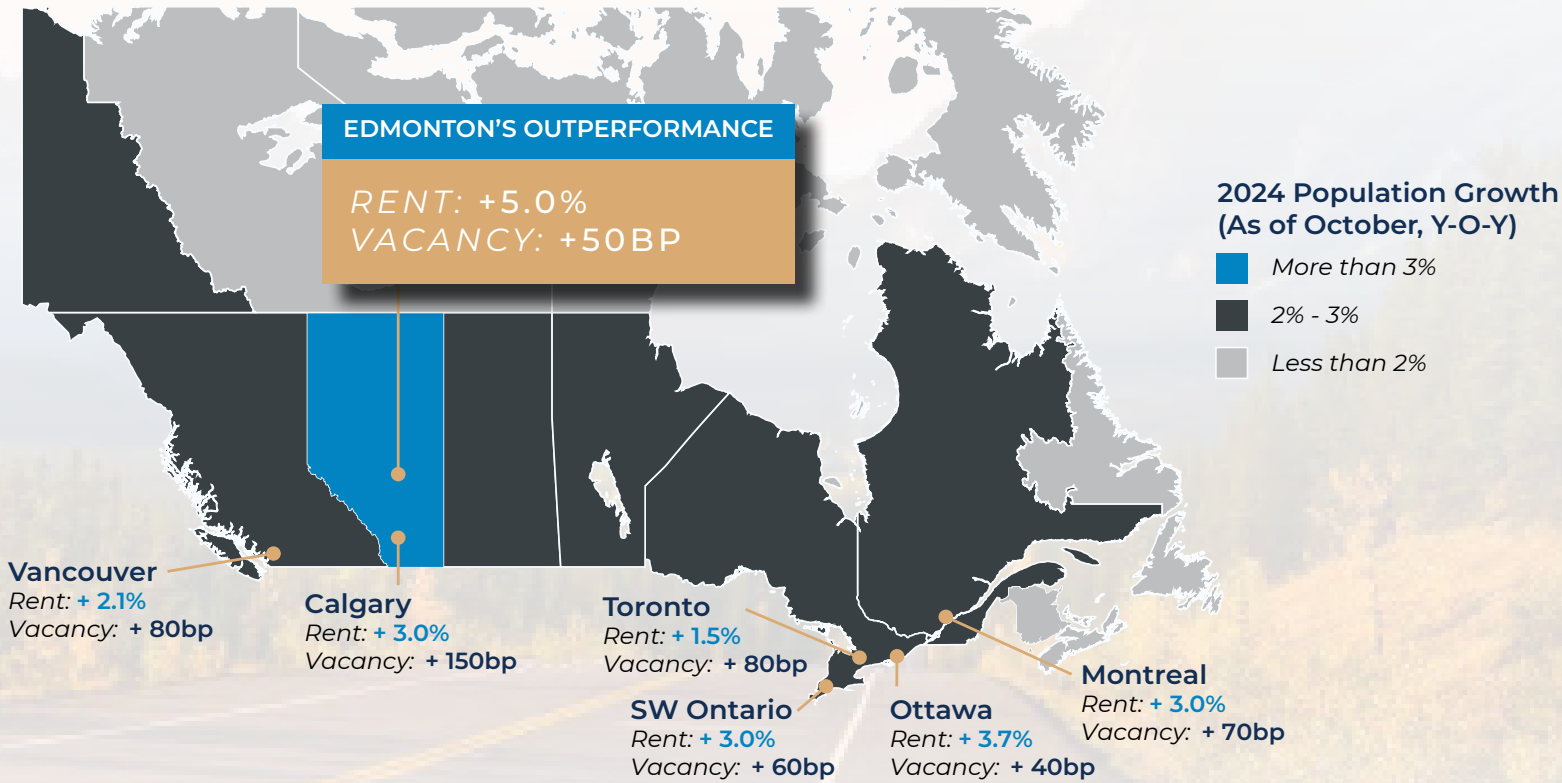
Apartment rental properties dominated Edmonton’s investment market over 2024, as historic population gains fueled near record-setting annual rent growth. Edmonton’s multifamily sector noted the largest dollar volume reading on record and composed the greatest share of commercial property types at 55% - well above the metro’s historic average. *Alberta’s absence of rent control, above-average population growth, and a shortage of purpose-built rentals will all fuel continued rent growth in 2025. Rent growth in Edmonton will rank among the top markets in North America.*



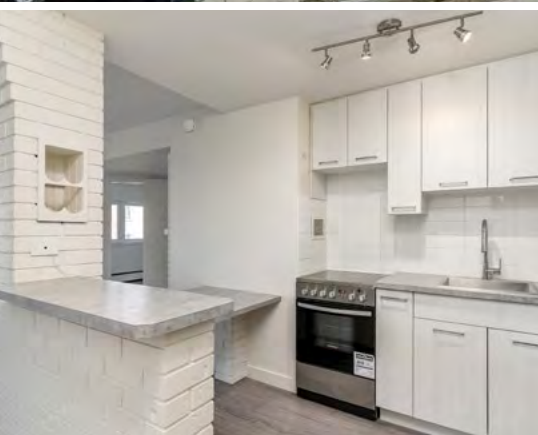
ALBERTA’S GROWTH BY 2051



RENT GROWTH IN EDMONTON IS EXPECTED TO OUTPERFORM OTHER MAJOR CANADIAN MARKETS IN 2025



Sources: Canada Mortgage and Housing Corporation, Statistics Canada



Institutional Property Advisors is the exclusive listing agent for **Valley Ridge Tower**.

Listing Price:
\$8,085,000

Access to the data room, available upon execution of a Confidentiality Agreement.

Expressions of interest will be dealt with as-received.

For more information, please contact Institutional Property Advisors

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