



FOR SALE

Stabilized 12-Unit Investment Opportunity

**12505
111 Ave**

Westmount | Edmonton, AB

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Associate

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Price

\$3,450,000



Year Built

2015



Zoning

RMh23



Size

21,560
sq.ft.



Structure

Wood Frame
Stucco

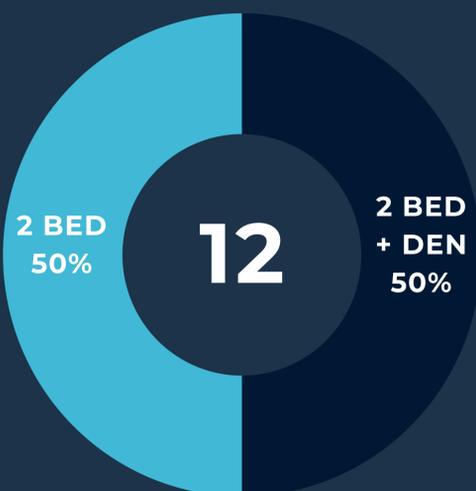


Parking

One Stall
Per Unit

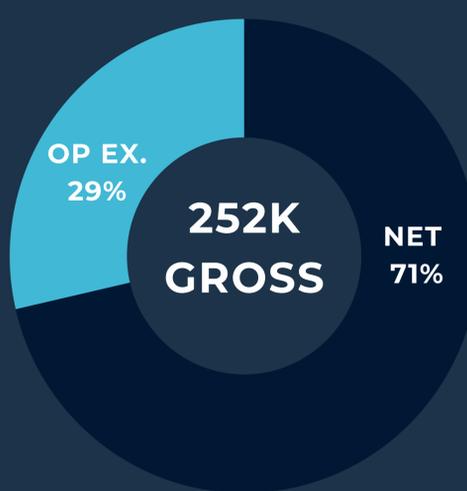
Property Highlights

- **Individually Serviced Units:** Each suite is equipped with its own furnace, hotwater tank, and seperate metering; Tenants pay 100% of utilities.
- **Tenant Appeal:** Covered stalls for each unit, vistor parking, five appliances, and modern interiors attracting long-term tenancy and supports low vacancy.
- **Strong Fundamentals:** Proven rent roll with strong occupancy and financial performance.
- **Meticulously Maintained:** Cared for with routine inspections, proactive capital improvements, and consistent upkeep - ensuring strong tenant satisfaction and long-term operational stability.
- **Conveniently Located:** Close to major amentities, transit, and employment hubs. Ideal for lifestyle tenants or professionals.



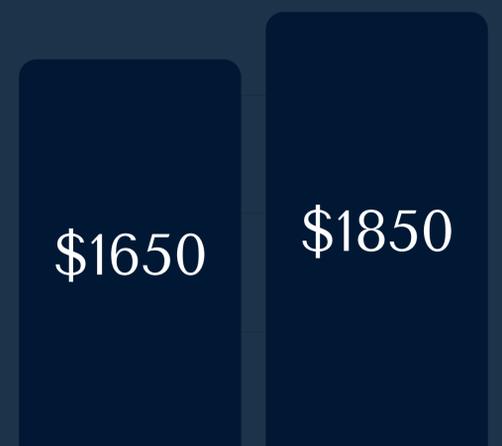
Suite Mix

1,024 - 1,382 sq.ft



Income

\$180k N.O.I (5.22% Cap)



Avg. Rents

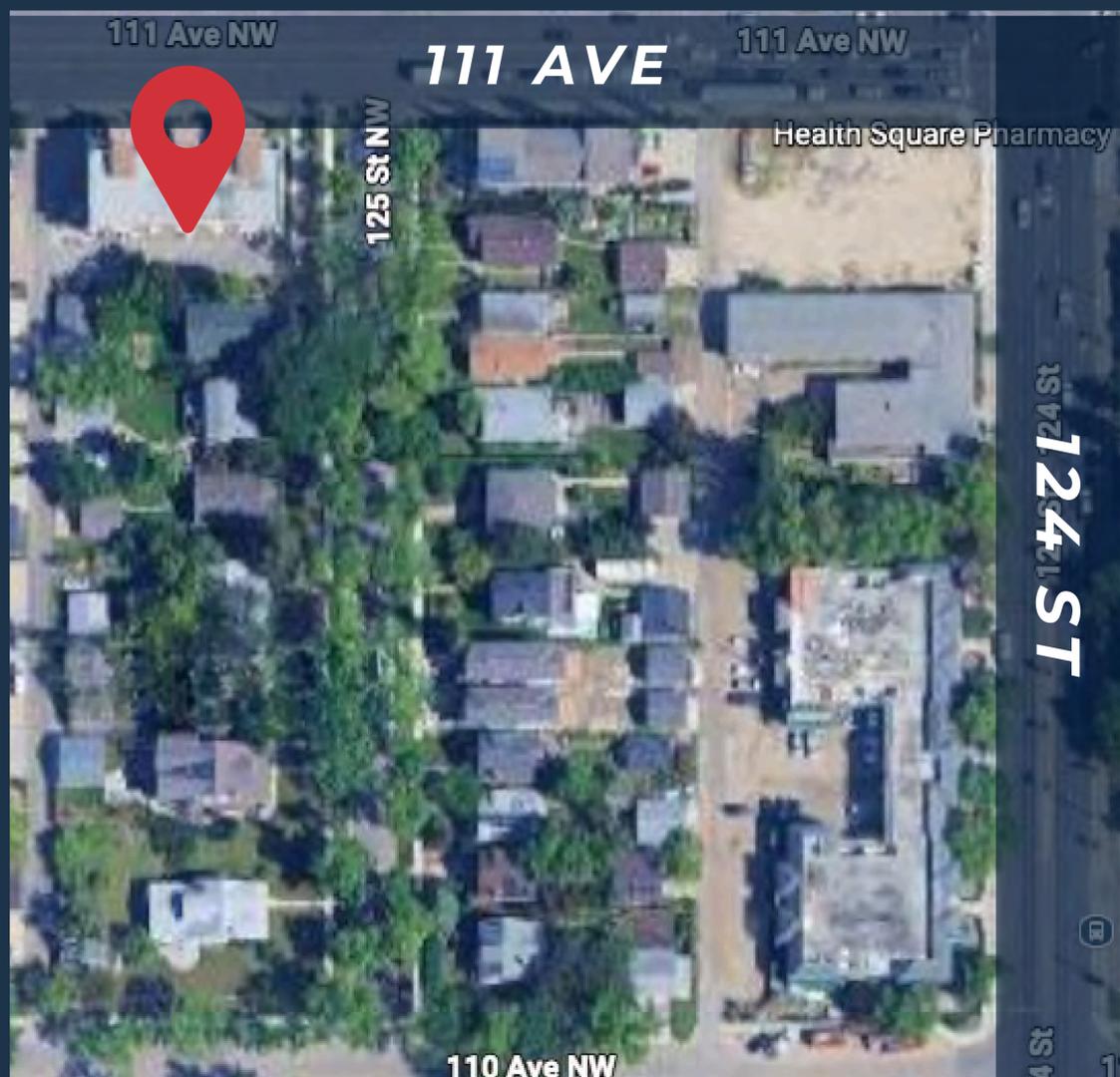
Historically Low Vacancy

FOR SALE

Multi-Family Investment

SABLE REALTY

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