

FOR SALE

14 Unit Apartment Portfolio

Camrose | Alberta

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THE OPPORTUNITY

Introducing an exceptional investment opportunity in Camrose, Alberta: a 14-unit apartment portfolio comprising two distinct buildings. This portfolio offers a combination of new construction and established properties, ensuring a diverse and robust investment.



1. 8-Unit Building

- **Cap Rate:** 5.75%
- **Asking Price:** \$1,399,816
- **Price per Door:** \$174,977

This mid-sized property features 8 well-maintained units with a strong cap rate of 5.75%. It provides a lower entry point into the Camrose market while delivering solid returns. The building is ideal for investors looking for a property with manageable size and high-yield potential.



2. 6-Unit Building

- **Cap Rate:** 5.75%
- **Asking Price:** \$1,247,515
- **Price per Door:** \$207,919

The smallest property in the portfolio, this 6-unit building offers a competitive cap rate and a modest asking price. It is perfect for investors seeking to diversify their portfolio with a low-maintenance, high-return property. The building is situated in a desirable area, ensuring consistent tenant interest and occupancy.

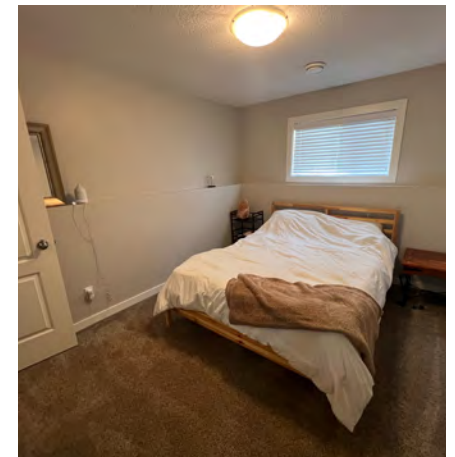
Each property within this portfolio is strategically located in Camrose, a city known for its strong economic fundamentals and growing rental market. The diverse unit sizes and competitive pricing provide flexibility and broad tenant appeal, ensuring steady rental income and occupancy.

PROPERTY DETAILS

8-Unit Building

- Address **5203 - 55 St, Camrose, AB**
- Suite Mix

8	Two Bed
8	Total Units
- Gross Income **\$110,162/Yr (\$13,770/Unit/Year)**
- Price **\$1,399,816**

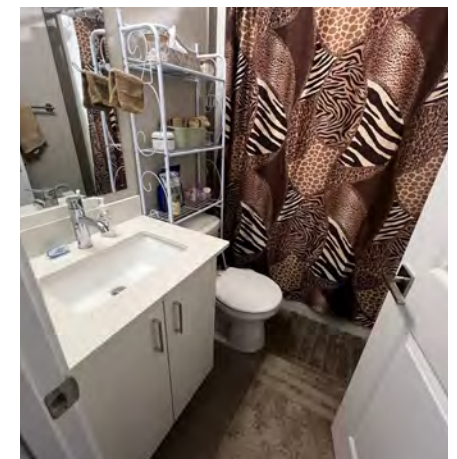


PROPERTY DETAILS

6-Unit Building

- Address **5014 - 53 St, Camrose, AB**
- Suite Mix

6	Two Bed
6	Total Units
- Gross Income **\$94,038/Yr (\$15,673/Unit/Year)**
- Price **\$1,247,515**



ABOUT CAMROSE

Why Invest in Rental Property in Camrose, Alberta?

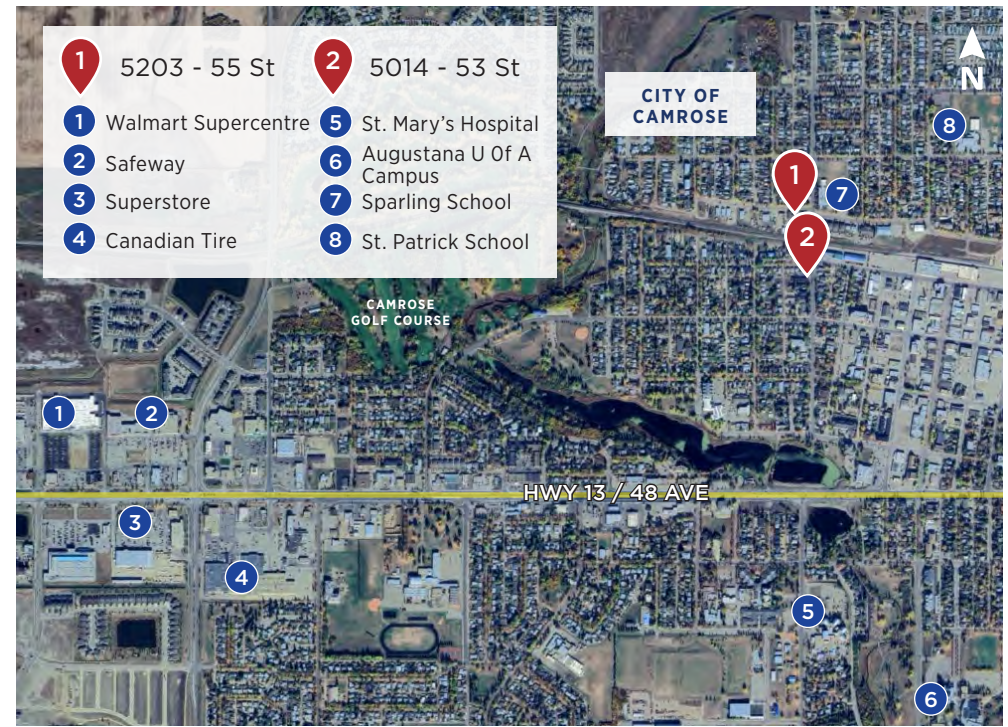
Camrose is a prime destination for rental property investment, supported by robust economic growth and a vibrant community. The city's economy benefits from a strong agricultural sector, a significant educational presence with the University of Alberta's Augustana Campus, and expanding healthcare services, including St. Mary's Hospital.

Camrose has experienced substantial population growth, which has fueled demand for rental housing. The city's low vacancy rates and rising rental prices underscore a healthy rental market. This trend reflects the ongoing demand for quality housing options, ensuring a steady stream of potential tenants.

The city offers an excellent quality of life, with a variety of amenities including parks, cultural attractions, and a dynamic downtown area. Its convenient proximity to Edmonton enhances its appeal for both residents and investors.

Investing in Camrose means accessing a stable real estate market with significant growth potential. With attractive cap rates, low vacancy rates, and rising rental demand, Camrose provides a compelling opportunity for real estate investors looking for consistent income and long-term appreciation.

This portfolio, with its mix of new and established properties, positions you to capitalize on Camrose's thriving real estate market. Contact us today to learn more about this investment opportunity and to arrange a viewing.



DRIVE TIMES

Edmonton Airport	54 Minutes
Anthony Henday Drive	48 Minutes
Downtown Edmonton	67 Minutes
Nisku	48 Minutes

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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.

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