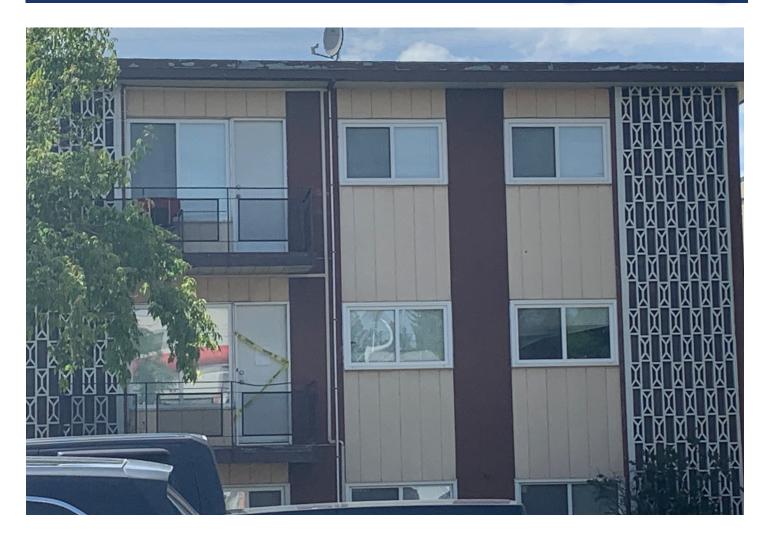
124 STREET MULTIFAMILY

11112 124 ST NW, EDMONTON



PROPERTY HIGHLIGHTS

Well maintained, Two and Half Level, 9 unit multifamily is available for sale. This highly rentable building has six One Bedroom and 3 Bachelor suites. There are two sets of stairs, spacious floor plans and well lighted rooms. The laundry, equipment room and two storages are in the basements. The building is located along frequent bus routes and makes it convenient to take public transport or use personal vehicle to access most of the city. There are eight (8) parking stalls in the rear of the building.



Ravi Thakur, MBA, ACP

Associate

E: ravi.thakur@commercialyeg.ca

D: 780.994.1646

#201, 5607 199 Street Edmonton, AB T6M 0M8

O:780.429.1200

PROPERTY DETAILS

Address:	11112 124 St NW, Edmonton, AB
Legal Description:	Plan :- 2531AB Block :- 4 Lot :- 3
Land Size:	7263 SF +/-
Parking	8 Parking Spaces
Price:	\$1,050,000

PROFORMA

Revenue

Effective Rent	85,786.80
Vacancy (3%)	(2,653.20)
Gross Rent	88, 440.00

Expenses

Property Taxes (2020)	10,268.00
Insurance	6, 624.00
Utilities (appx)	14,000.00
Management fee @ 4%	3,537.60
Miscellaneous	2,000.00

36,429.60

Net Operating Income 49,357.60

CAP Rate 4.7%







THE AREA

MAP



DEMOGRAPHICS 12 KM RADIUS



Population:

Residents: 13,472

Pop. Growth 2018 - 2023: 12.08%



Vehicles Per Day:

111 Ave NW: 26,600 VPD 120 St NW: 1,300 VPD



Household Income:

AHI: \$75,520

23.1% of households earn over \$100,000

