



**FOR SALE**

**MULTIFAMILY**

# BEACON PLACE

11832 45 Street Northwest, Edmonton, Alberta

PRICE \$649,900.00

## PROPERTY INFORMATION

**8,072 SF**

LOT SIZE

**1970**

YEAR BUILT

Welcome to Beacon Place! This gorgeous 4 plex is located on a huge corner lot in the Community of Beacon Heights. Most of the homes in Beacon Heights are single and semi-detached homes built in the decade leading up to amalgamation. Higher density housing is located closer to commercial areas and traffic routes. The focus of the community activity in Beacon Heights is the Beverly Jubilee Park and the adjoining Beacon Heights Community League facilities. Pride of ownership can be seen throughout this 1.5 Storey wood frame building with brick and stucco exterior. Built in 1970, this building consists of 4 spacious two-bedroom units. All units are individually metered for electricity. Surface paved parking. Very well maintained, rarely a vacancy, large units with balconies and a location that is good as it gets. Easy to manage with 100% occupancy providing steady cash flows. This property is ideal for first time investors or increase unit count to your existing multi-family portfolio. Tremendous Value/ROI

**Jaime Lopresti**

VP Multi-Family Investments, Terry Paranych Real Estate Group

jaime@paranych.com

780.868.7345

**RE/MAX**  
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# ADDITIONAL PHOTOS





# ADDITIONAL PHOTOS



# LOCATION MAP





# DEMOGRAPHICS MAP & REPORT



## Population

Total Population:3143

Average Age:42

Average Age (Male):44

Average Age (Female):42

## Households & Income

Total Households: 1265

Average HH Income: \$55,000.00

Average House Value : \$260,000.00

*Demographics data derived from AlphaMap*

# RENT ROLL

Suite	Bedrooms.	Bathrooms	Rent	Market Rent.	Sec Dep	Lease Start.	Lease End
101	2	1	\$800.	\$1295	\$700	06/01/2022	05/31/2023
102	2	1	\$1050	\$1295.	\$950	12/01/2022.	11/30/2023
201	2	1	\$1050	\$1295	\$950	08/01/2022.	07/31/2023
202	2	1	\$1200	\$1295.	\$1030	06/01/2024	05/31/2025
<b>Totals</b>			<b>\$4,100.</b>	<b>\$5,180.</b>	<b>\$3,630</b>		
<b>Averages</b>			<b>\$1,025.</b>	<b>\$1,295.</b>	<b>\$907</b>		

# INCOME & EXPENSES

## Income Summary

## Beacon Place

Rental Income

\$40,950.00

Laundry Income

\$645.00

**Net Income**

**Table Totals**

**\$41,595.00**

# OPERATING EXPENSES

## Expense Summary

	Total	Year
Property Taxes	\$5,901	2023
Insurance	\$2715	2023
Repairs/Maintenance Unit Replacements/Utilities	\$14,095	2023
Gross Operating Expenses	\$22,711	2023
<b>Gross Operating Income</b>	<b>\$18,884</b>	<b>2023</b>

	Total	Year
<b>Total</b>	<b>Table Totals</b>	<b>2023</b>