

124 STREET MULTIFAMILY

11112 124 ST NW, EDMONTON

FOR SALE
\$1,050,000



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.

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#1 RE/MAX Commercial Team Worldwide 2017 - 2019*

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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

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

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 | 2 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

