



4-Plex Condominium

Sale Price: \$1,700,000

Property Highlights

- Excellent investment opportunity
- Each unit has 1,088 SF over 2 floors plus basement
- Units are finished and fully leased
- Three (3) bedrooms with 2½ washrooms
- Developer will finish basement if desired
- Individual single car garage with each unit
- Close proximity to Grant MacEwan University, Rogers Place and Kingsway Mall

Doug Rae

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CUSHMAN & WAKEFIELD Edmonton

Suite 2700, TD Tower
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Property Information

Market: Queen Mary Park

Zoning: RA7 - Low Rise Apartment

Units: Each condominium titled

Unit Size: 1,088 SF plus basement

Lot Size: 7,500 sq. ft. (50' x 150')

Year Completed: 2017

Construction: Woodframe

Income & Expenses as of June 20, 2020

SCHEDULED RENTAL INCOME

Suites: 3-bdm, 2.5 bath @ \$1,950 - \$2,000	\$95,400
Laundry: Included in rental	0
Parking: Included in rental	0
Less: Vacancy @ 4%	<u>(\$3,816)</u>
	\$91,584

EXPENSES (PROFORMA)

Property Tax (2018)	\$9,230	(\$2,300/unit)
Insurance	\$3,300	(\$825/unit)
Utilities & Garbage		Tenant
Repairs & Maintenance		Warranty
Landscaping & Snow Removal	\$3,000	(\$750/unit)
Mgmt @ 3%	<u>\$2,750</u>	<u>(\$687.00/unit)</u>
		\$18,300

NET OPERATING INCOME

\$73,284



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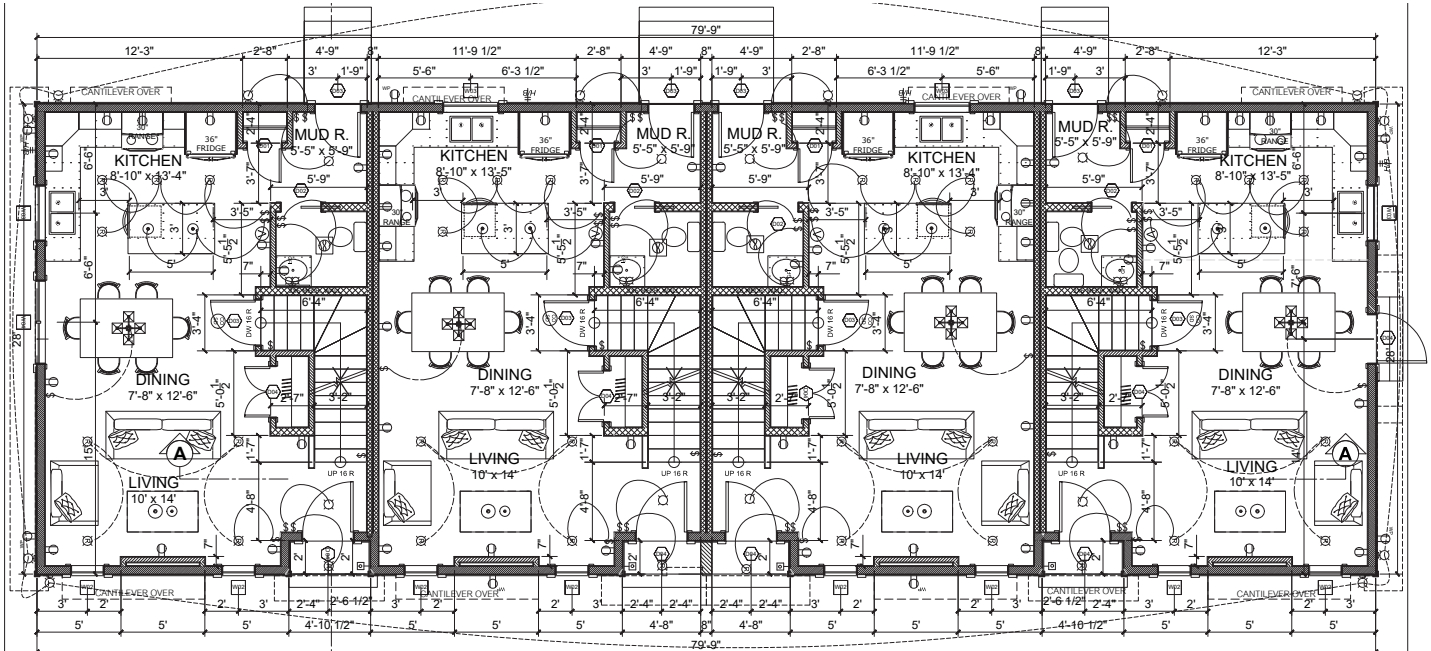
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FOR SALE

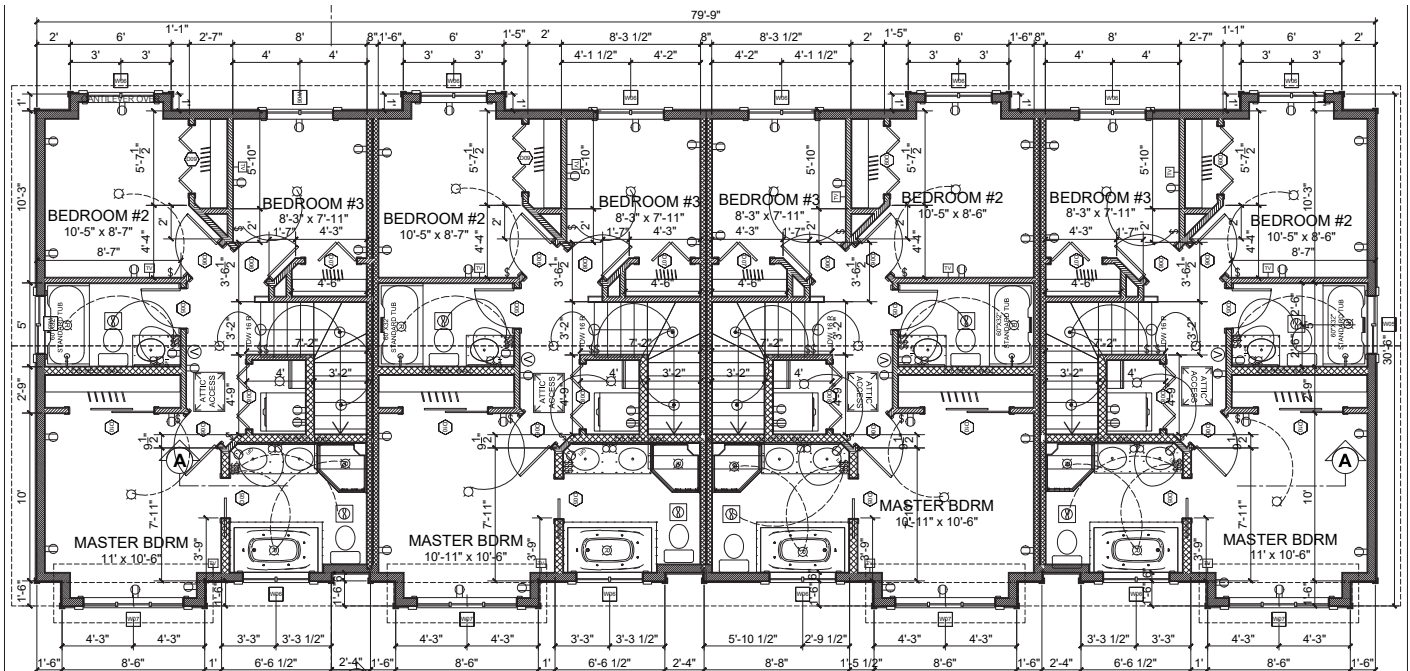
Investment Property

11006 108 Avenue, Edmonton, AB

Main Floor



Second Floor



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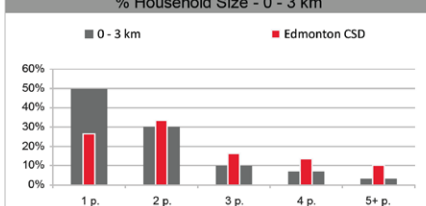
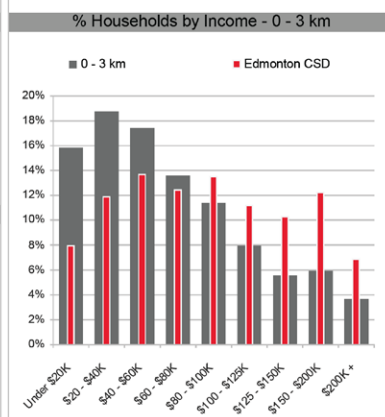
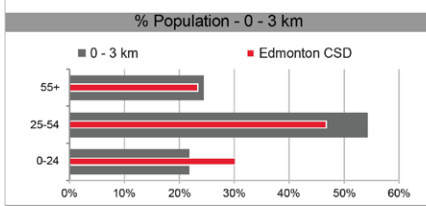
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Demographics

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
Dollarama	11426 104 Ave Nw	0.87
Best Buy Canada	10304 109Th St. Nw	0.88
Staples Canada	11812 104Th Avenue Nw	1.14
Winners	12060-104 Ave	1.41
Dollarama	10200 102 Avenue Nw	1.43
Winners	10200-102Nd Avenue Nw	1.61
Canadian Tire	11839 Kingsway Avenue	1.84
Dollarama	11810-103 Street North...	2.11
Dollarama	1117Th Ave & Groat Road	2.80
The Home Depot	604 - 1 Westmount Shop	3.04
Grocery & Drug Stores		
G & D Name	Address	Dist. (km)
Rexall Canada	10507 Kingsway Ave Nw.	0.80
Safeway Canada	11410 - 104 Avenue Nw	0.81
Rexall Canada	10240 Kingsway Avenue	1.01
Rexall Canada	10646-101 Street	1.12
Save-On-Foods Canada	10180 - 109 Street	1.15
Shoppers Drug Mart	1 Kingsway Garden Mall.	1.21
Shoppers Drug Mart	11062 104 Avenue Nw, U	1.24
Rexall Canada	10818 Jasper Avenue Nw	1.35
Loblaws	101-12060 104Th Ave Nw	1.40
Shoppers Drug Mart	10200 102 Ave Nw, Unit..	1.44
Banks		
Bank Name	Address	Dist. (km)
Royal Bank of Canada	10567 Kingsway Ave	0.46
BMO Financial	11331 - 104TH AVE	0.57
Canadian Imperial Bank of	11504 - 104th Avenue No	0.57
Royal Bank of Canada	11604 104Th Ave Nw	0.68
BMO Financial	208 KINGSWAY MALL	0.75
Royal Bank of Canada	10180 101 St Nw, Suite 2	0.82
Royal Bank of Canada	10111 104 Ave Nw-Unit 1	0.83
Scotiabank Canada	10709 Jasper Avenue,	0.88
TD Canada Trust	12018 104 Avenue	0.89
Scotiabank Canada	11508 Jasper Avenue,	0.90

POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	Edmonton
2016 Population (Census)	91,478	969,186
2018 Population Estimate	98,162	1,031,271
2021 Population Projection	106,946	1,129,899
% Pop. Change (2016-18)	7.3%	6.4%
% Pop. Change (2018-21)	8.9%	9.6%
2018 Families in Private HHs	20,807	276,979
Couple census families	17,576	236,517
Without children	11,613	106,737
With children	5,962	129,780
Lone-parent families	3,232	40,462
Average Persons Per Family	2.6	3.0

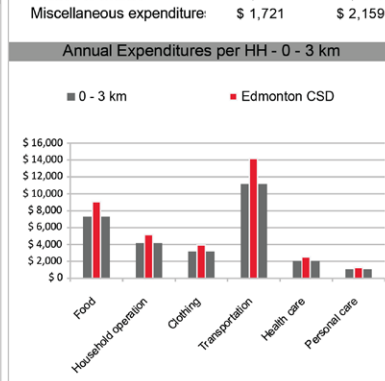
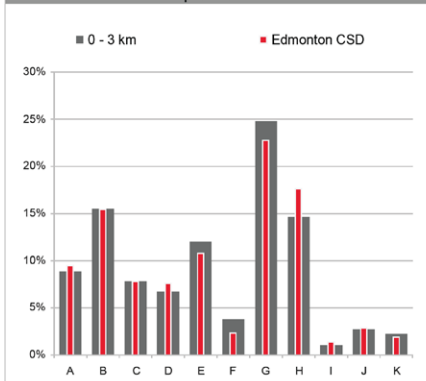
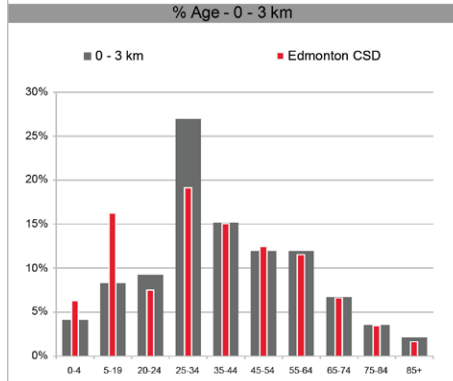
INCOME		
	0 - 3 km	Edmonton
Under \$20K	8,253	31,907
\$20 - \$40K	9,794	47,715
\$40 - \$60K	9,086	54,940
\$60 - \$80K	7,085	49,956
\$80 - \$100K	5,951	54,135
\$100 - \$125K	4,152	44,903
\$125 - \$150K	2,902	41,267
\$150 - \$200K	3,095	49,109
\$200K +	1,896	27,473
Average Household Income	\$ 80,206	\$ 113,281
Median Household Income	\$ 57,606	\$ 86,577



AGE		
	0 - 3 km	Edmonton
Population by Age	98,162	1,031,271
0 to 4 years	4,027	65,002
5 to 19 years	8,116	167,913
20 to 24 years	9,081	77,468
25 to 34 years	26,461	197,269
35 to 44 years	14,887	155,245
45 to 54 years	11,750	128,700
55 to 64 years	11,752	119,029
65 to 74 years	6,571	68,175
75 to 84 years	3,465	35,615
85 years and over	2,053	16,855
Median Age	35.8	35.5

LABOR FORCE & OCCUPATIONS		
	0 - 3 km	Edmonton
Labour Force by Occupation	61,287	600,350
A Management	5,424	57,056
B Business & Finance	9,501	92,904
C Natural Sciences	4,775	46,844
D Health	4,099	45,463
E Educ, Gov't, & Religion	7,353	64,634
F Art, Culture, Rec, & Sport	2,312	13,882
G Sales & Service	15,207	136,692
H Trades & Transportation	8,958	105,961
I Primary Industry	629	8,339
J Processing & Manufacturing	1,667	17,188
K Not Applicable	1,361	11,387

EXPENDITURES PER HOUSEHOLD		
	0 - 3 km	Edmonton
Expenditure Per Household	\$ 55,453	\$ 69,199
Food	\$ 7,282	\$ 9,083
Shelter	\$ 16,769	\$ 20,437
Household operation	\$ 4,151	\$ 5,176
Household equipment	\$ 1,856	\$ 2,383
Clothing	\$ 3,166	\$ 3,964
Transportation	\$ 11,155	\$ 14,180
Health care	\$ 2,040	\$ 2,542
Personal care	\$ 1,071	\$ 1,325
Recreation	\$ 3,325	\$ 4,342
Reading materials	\$ 142	\$ 178
Education	\$ 1,461	\$ 1,845
Tobacco and alcohol	\$ 1,173	\$ 1,418
Games of chance	\$ 141	\$ 168
Miscellaneous expenditure:	\$ 121	\$ 2,159



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