

8-UNIT MULTI-FAMILY INVESTMENT OPPORTUNITY



# Calmar Multi-Family Apartments

BUILDING AND LAND

4905 - 49 AVENUE, CALMAR, AB

**COURT ORDERED SALE**



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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**NAI**Commercial

## Property Highlights

- Building currently improved with an 8-unit multi-family project, configured as two (2), 4-plex style buildings with fully developed basements, while the north portion of the property is undeveloped and exists in a vacant, raw state.
- Each unit is 1,112 Sq.Ft.±, 'Bi-Level' configuration consisting of two (2) bedrooms, a 4-piece bathroom, mechanical room, and a small laundry area on the lower level, and a living room, dining room, and kitchen on the main level
- Property is currently fully Tenant-occupied with total income of \$9,250/month
- Interior Improvements consist of vinyl plank and carpet flooring, painted interior walls and stippled ceilings. Dark wooden cabinets/vanities and laminate countertops are improved within the kitchens and bathrooms. Modern doors and lighting fixtures are also provided to each suite.
- Subject rents include water, sanitary, garbage collection and one outdoor parking stall with tenants responsible for their own power, gas, internet and cable.
- Provided with the full complement of municipal services, including power, water, septic sewers, and natural gas.



EDMONTON

NISKU

EDMONTON INTERNATIONAL AIRPORT

LEDUC



22 MINUTE DRIVE TO EDMONTON INTERNATIONAL AIRPORT



17 MINUTE DRIVE TO CITY OF LEDUC

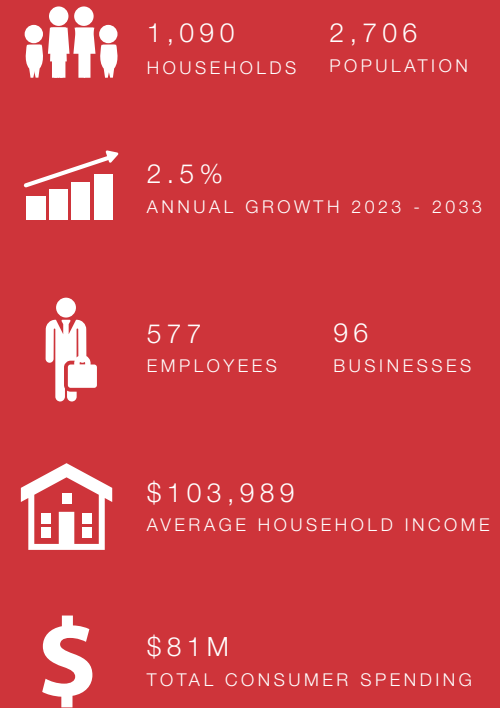


6 MINUTE DRIVE TO HWY AB-60

## Additional Information

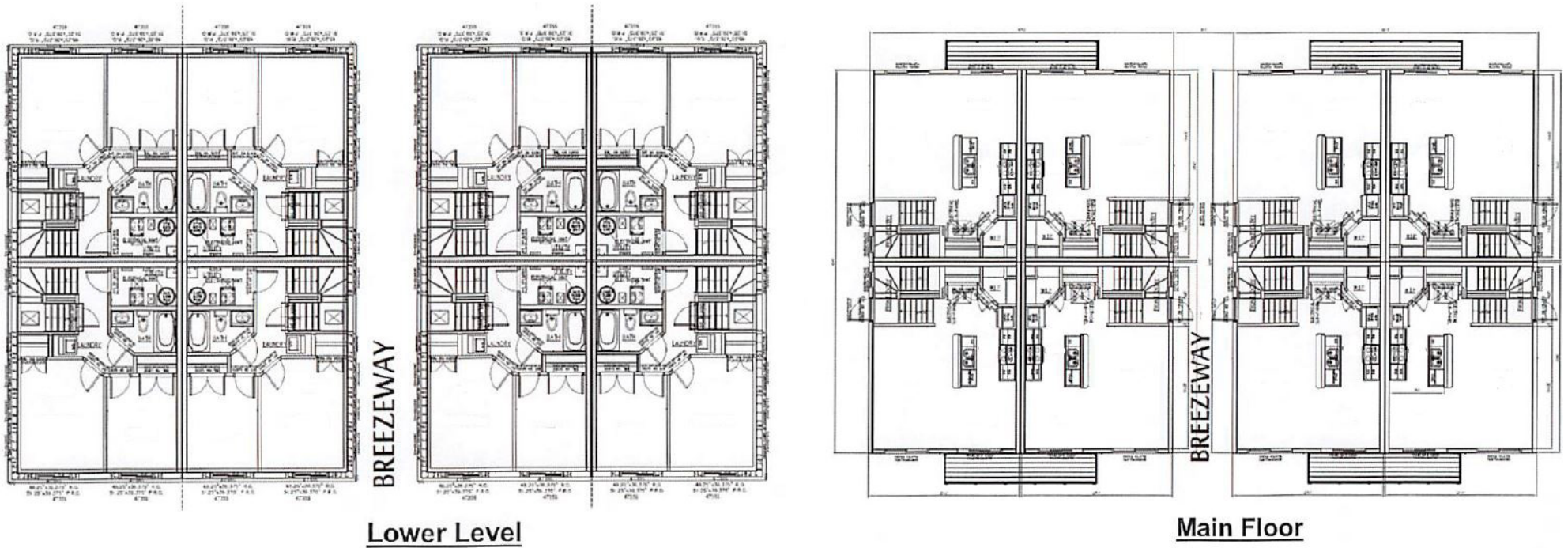
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|-------------------|--|
| LEGAL DESCRIPTION | Plan 4063ET, Block 7, Lot 4  |
| UNIT SIZES        | Each unit: 1,112 sq.ft.±<br>Building total: 8,896 sq.ft.± (4,448 sq.ft.± per building) |
| ZONING            | DC - Direct Control  |
| SITE SIZE         | 26,785 sq.ft.±   |
| YEAR BUILT        | 2018   |
| PARKING           | 1 non-covered parking stall per unit   |

|                  |  |
|------------------|--|
| HEATING          | Forced air furnace system  |
| PROPERTY TAXES   | \$14,317.99 (2023 - 8 unit total)  |
| SALE PRICE       | \$1,322,000  |
| ADDITIONAL NOTES | <ul style="list-style-type: none"> <li>Each rental unit is provided with typical appliances including a fridge, a stove/oven, a microwave &amp; hood fan, a dishwasher, and a washer and dryer in a stacked configuration.</li> <li>Each unit is individually metered</li> </ul> |



2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS





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