

FOR SALE

NAI Commercial

INVESTMENT OPPORTUNITY WITH VALUE-ADD POTENTIAL



10125 - 154 STREET | EDMONTON, AB | MULTIFAMILY

### PROPERTY HIGHLIGHTS

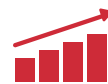
- Rare concrete construction for long-term durability and tenant appeal
- Rents are below-market, presenting immediate potential for increased cash flow
- Suite Mix: 1 - One Bed, 5 - Two Bed
- Updated features include: Newer dual pane windows, vinyl plank flooring, and fresh paint
- Separately metered utilities (Tenants pay for power)
- Mortgage must be assumed (3.86% rate)
- Close proximity to the future Valley Line LRT as the area undergoes transit-orientated development

#### JESSE ALAEDDINE

Associate  
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152,480  
DAYTIME POPULATION



2.7%  
ANNUAL GROWTH 2023 - 2033



\$105,427  
AVERAGE HOUSEHOLD INCOME



\$5.0B  
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE AVAILABLE	4,510 sq.ft.
CONSTRUCTION TYPE	Concrete
ZONING	RA7
YEAR BUILT	1964
LEGAL DESCRIPTION	Plan: 965AH Block: 22 Lot: 6
SITE SIZE	0.17 acre
PARKING	Energized gravel parking
PROPERTY TAXES	\$7,242 (2024)
SALE PRICE	\$784,900



# 10125 154st

	Annually	Monthly	
Rental Income	\$73,860	\$6,155	
Add: Other Income	\$240	\$20	
<b>GROSS POTENTIAL INCOME</b>	<b>\$74,100</b>	<b>\$6,175</b>	
Less: Vacancy	\$2,223	\$185	3%
<b>EFFECTIVE GROSS INCOME</b>	<b>\$71,877</b>	<b>\$5,990</b>	
<b>OPERATING EXPENSES</b>			
Property Taxes	\$7,242	\$604	-19%
Utilities	\$14,678	\$1,223	-38%
Insurance	\$6,834	\$570	-18%
Repairs & Maintenance	\$3,850	\$321	-10%
Management Fees	\$6,000	\$500	-16%
Miscellaneous	\$0	\$0	0%
<b>TOTAL</b>	<b>-\$38,604</b>	<b>-\$3,217</b>	<b>-54%</b>
<b>Net Operating Income</b>	<b>\$33,273</b>	<b>\$2,773</b>	
<b>Valuation Analysis</b>	<b>Cap Rate</b>	<b>Price</b>	<b>Per Door</b>
	<b>4.24%</b>	<b>\$784,900</b>	<b>\$130,817</b>

Income and expenses figures have been provided by the seller and are believed to be correct, however all buyers are advised to verify this information and ensure it is current prior to relying on it.

