

# FOR SALE

## ROYAL 98 APARTMENTS

# NAI Commercial

### MOTIVATED VENDOR SALE PRICE \$8,383,000



**10882 - 98 STREET | EDMONTON, AB | MIXED USE INVESTMENT**

### PROPERTY DESCRIPTION

- Well-maintained, professionally managed building
- Main floor: 5,500 sq.ft.± occupied by a daycare tenant on a long-term lease
- Second & third floors: 8 apartments each, consisting of 10 one-bedroom units, 2 two-bedroom units, and 4 studio units
- Rooftop area: 5,500 sq.ft.± available for both commercial and residential use
- Fully accessible with 2 elevators
- Prime location with excellent access to major routes including 97 Street, Kingsway Road, 111 Avenue, 101 Street, and 107 Avenue
- Lease information available upon signing an NDA

#### COLTON COLQUHOUN

Associate Broker  
587 635 5612  
colton@naiedmonton.com

#### DEREK CLAFFEY

Senior Associate  
587 635 2478  
dclaffey@naiedmonton.com



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



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

BUILDING SIZE	5,500 sq.ft.± commercial 12,559 sq.ft.± residential 18,059 sq.ft.± total
LEGAL DESCRIPTION	Plan 2022368, Block 19, Lot 16
ZONING	DC1 (Direct Control Development)
SITE SIZE	0.22 acres±
YEAR BUILT	2021
PARKING	Paved on-site and underground parking
CURRENT NET OPERATING INCOME	\$445,240.23
PROPERTY TAXES	\$50,907.09 (2024)
SALE PRICE	\$8,383,000



7 MINUTE DRIVE TO DOWNTOWN EDMONTON

14 MINUTE DRIVE TO UNIVERSITY OF ALBERTA



19 MINUTE WALK TO KINGSWAY MALL

18 MINUTE WALK TO ROGERS PLACE

96

WALKER'S PARADISE WALK SCORE

75

EXCELLENT TRANSIT TRANSIT SCORE

89

VERY BIKEABLE BIKE SCORE



98,628 DAYTIME POPULATION



2.6% ANNUAL GROWTH 2023-2033



\$76,416 AVERAGE HOUSEHOLD INCOME



\$3.2B CONSUMER SPENDING

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS



**FOR SALE**

ROYAL 98 APARTMENTS

**NAI Commercial**

10882 - 98 STREET | EDMONTON, AB



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



780 436 7410



NAI EDMONTON.COM

7794 CC2-25

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.