

**FOR SALE**

# Marilyn Apartments

10524-26 118 Ave NW, Edmonton, AB



## Offering Summary

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Address: 10524-26 1118 Ave NW  
Edmonton, AB

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Number of Units 6

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Neighbourhood Westwood  
NAIT Campus

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Structure Wood Frame  
Concrete Foundation

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Sale Price \$1,000,000

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Suite Mix 2 Three Bedrooms  
2 One Bedrooms, 2 Bachelors

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## NAIT Campus

6 Rental units located on the corner of 118 Avenue and 106 Street across the street from the main NAIT building. Across the street to the south is the Feltham Centre.

Steps from NAIT and the LRT station connecting to downtown and all LRT stations, this property is the closest multi family property to the NAIT Campus.

NAIT is just a short five minute drive to Edmonton's downtown core, including Rogers Place, Winspear Centre, Art Gallery and the Royal Alberta Museum.



Rental Income	Units	Size	Current Rate	Annual	Market Rate	Annual
Three Bedroom	2	1,072 SF	\$1,200	\$28,800	\$1,600	\$38,400
One Bedroom	2	1,017 SF	\$825	\$19,800	\$1,100	\$26,400
Bachelor	2	w/Laundry	\$795	\$19,080	\$900	\$21,600
<b>Suite Revenue</b>	<b>6</b>		<b>\$932</b>	<b>\$67,680</b>	<b>\$1,200</b>	<b>\$86,400</b>
Laundry				\$676		\$1,000
<b>Gross Revenue</b>				<b>\$68,356</b>		<b>\$96,400</b>
Operating Expenses				Annual		Annual
Property Taxes				\$4,382		\$4,382
Insurance				\$1,939		\$1,939
Utilities				\$8,752		\$8,752
Rental Permits				\$255		\$255
Repairs & Maintenance				\$4,157		\$4,157
Total Operating Expenses				\$19,485		\$19,485
<b>Net Operating Income</b>				<b>\$48,871</b>		<b>\$76,915</b>



# Get more information

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