



FORMER RUTHERFORD PLACE APARTMENTS (LAND AND BUILDING)

COURT ORDERED SALE

12035 - 82 STREET, EDMONTON, AB

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NAI COMMERCIAL REAL ESTATE INC.
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THE OPPORTUNITY

NAI Commercial Real Estate, have been retained by the Court of King's Bench of Alberta on an exclusive basis to arrange for the Judicial sale of Former Rutherford Place Apartments, located at 12035 - 82 Street in Edmonton, Alberta (the "Property"). The Multi-Family property consists of a 3-storey wood-frame construction building with 18 suites.

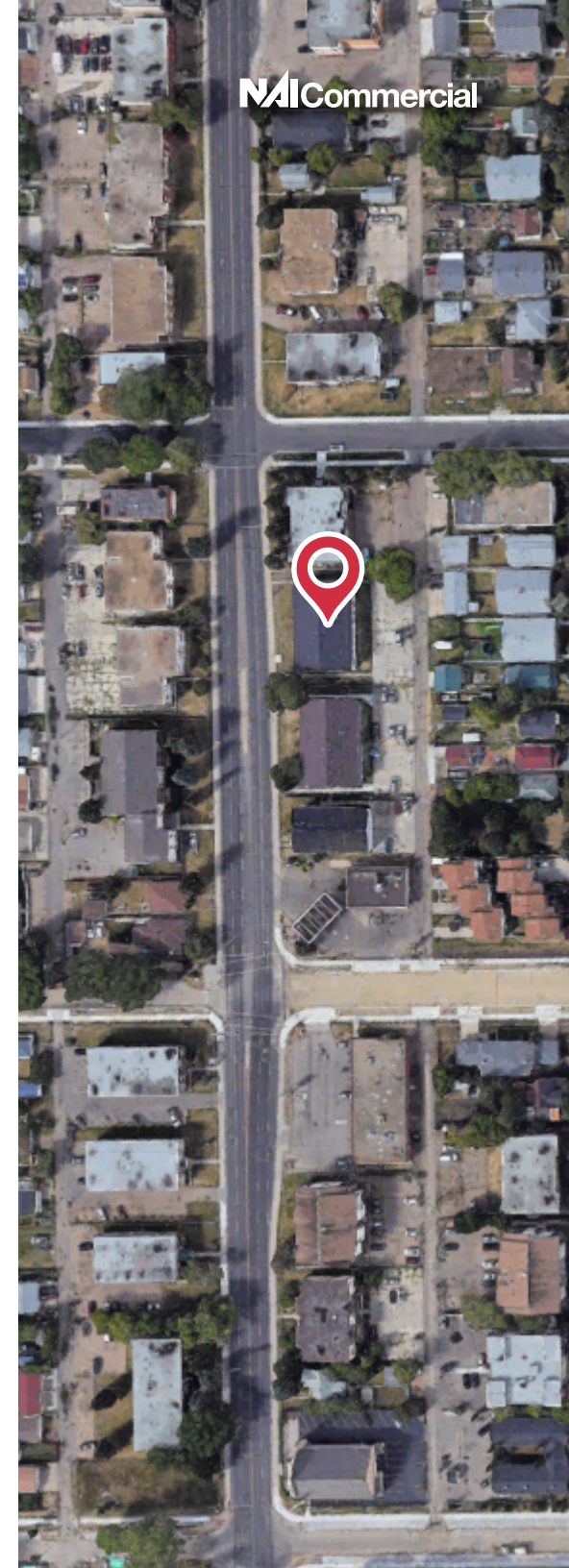
The Property is being offered with an Asking Price of \$2,016,000 (\$112,000/suite). The Opportunity can be acquired free and clear of any existing financing. Expressions of interest will be dealt with as received. For more information, please sign and return the Confidentiality Agreement ("CA") for a property disclosure package.

INVESTMENT HIGHLIGHTS

-  **Value Add Property:** There is strong potential to grow the Net Operating Income through in-suite renovations and the mark-to-market of rents in a rising rental rate environment
-  **Historically Low Vacancy and Turnover:** The Property has a history of low vacancy rates
-  **Location:** The neighbourhood benefits from access to major arterial roadways such as 82 Street with 25,100 vehicles per day (City of Edmonton 2022) and Yellowhead Trail with 75,000 vehicles per day (City of Edmonton 2022).

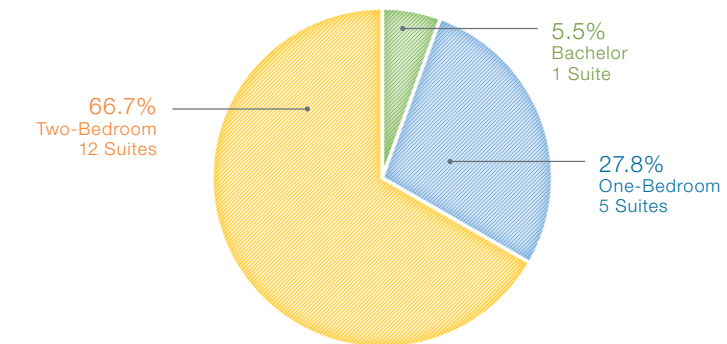


IMMEDIATE ACCESS TO CORE DOWNTOWN
AMENITIES AND ARTERIAL ROADWAYS



ADDITIONAL INFORMATION

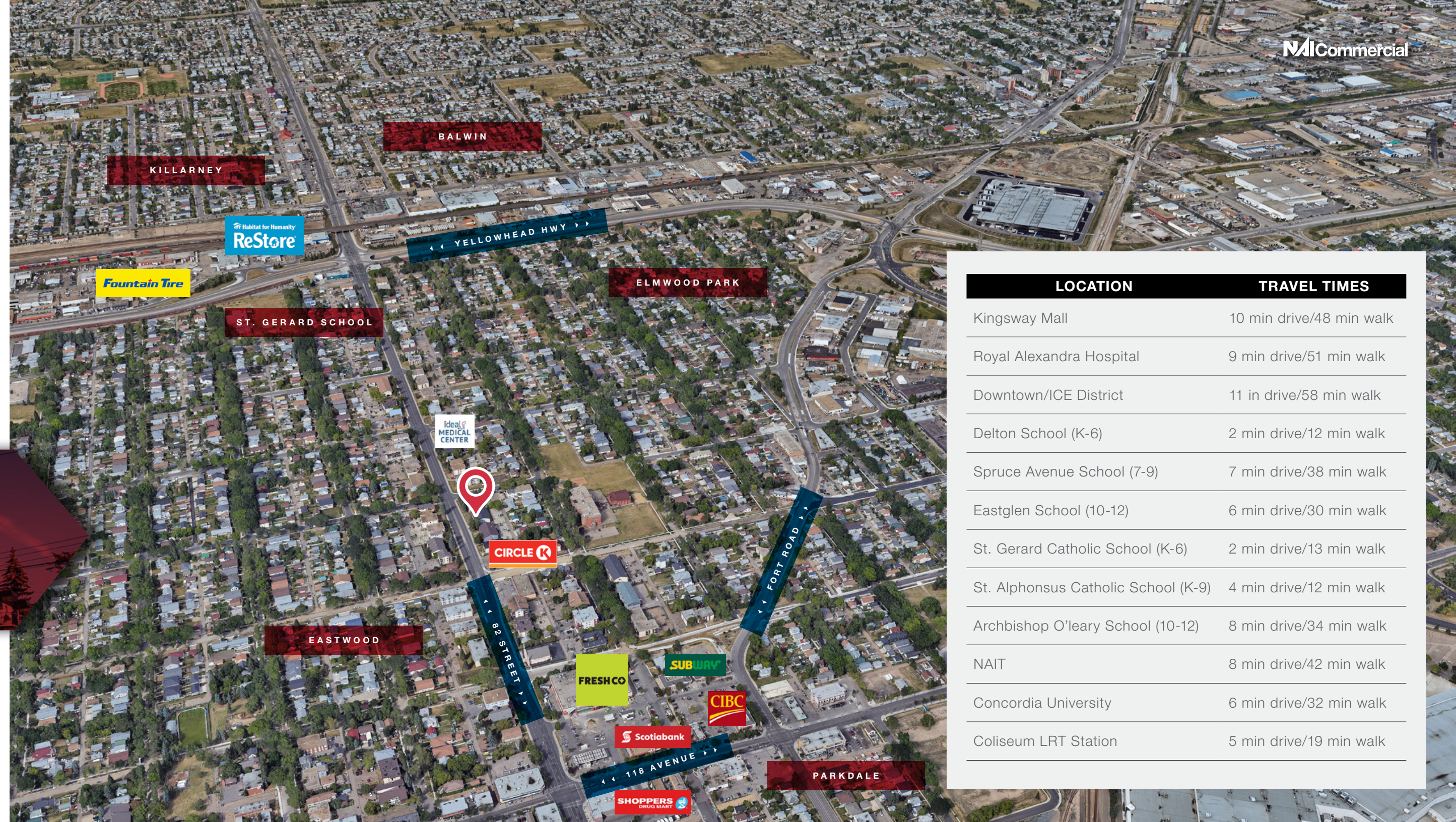
ADDRESS	12035 - 82 Street, Edmonton, AB	
LEGAL DESCRIPTION	Units 1-18; Plan 0740126	
PROPERTY SIZE	15,150 sq.ft.±	
SITE AREA	0.38 acres±	
YEAR BUILT	1968, per City of Edmonton assessment records	
ZONING	Medium Scale Residential (RM h16)	
MECHANICAL	The complex is heated by gas fired boilers via baseboard unit heaters.	
	The suites within the subject property are separately metered.	
SUITE MIX BREAKDOWN	Bachelor	1 Suite
	One-Bedroom	5 Suites
	Two-Bedroom	12 Suites
	Total	18 Suites
SALE PRICE	\$2,016,000 (\$112,000/suite)	
PROPERTY TAXES	\$16,126.59 (2023 - 18 unit total)	
LEASE RENT ROLL	To be provided once confidentiality agreement is executed.	



PROPERTY LOCATION

The property is well-situated in the Eastwood neighbourhood. It is centrally located with easy access to 82 Street, Fort Road, Yellowhead Trail and Wayne Gretzky Drive. The neighbourhood benefits from convenient travel to the Coliseum LRT station, giving residents easy access to Commonwealth Stadium, Edmonton EXPO Centre & Exhibition Grounds, and Borden Park. Shopping, groceries and restaurants are located conveniently, with-in an approximate 5 minute walking distance from the property.

Nearby schools include Delton Elementary and Eastwood Elementary Junior High School operated by the Edmonton Public School System and St Gerard Catholic Elementary School operated by the Edmonton Catholic School System. Additionally the location is convenient for post-secondary students, with NAIT and Concordia University situated just a short distance away.



LOCATION	TRAVEL TIMES
Kingsway Mall	10 min drive/48 min walk
Royal Alexandra Hospital	9 min drive/51 min walk
Downtown/ICE District	11 in drive/58 min walk
Delton School (K-6)	2 min drive/12 min walk
Spruce Avenue School (7-9)	7 min drive/38 min walk
Eastglen School (10-12)	6 min drive/30 min walk
St. Gerard Catholic School (K-6)	2 min drive/13 min walk
St. Alphonsus Catholic School (K-9)	4 min drive/12 min walk
Archbishop O'leary School (10-12)	8 min drive/34 min walk
NAIT	8 min drive/42 min walk
Concordia University	6 min drive/32 min walk
Coliseum LRT Station	5 min drive/19 min walk

- 3.0% POPULATION ANNUAL GROWTH 2023-2033**
- \$74,614 MEDIAN HOUSEHOLD INCOME**
- \$118.6M CONSUMER SPENDING**
- 294,715 EMPLOYEES**
- 19,250 BUSINESSES**

2023 COSTAR DEMOGRAPHICS WITHIN 10 KM RADIUS

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