



Address

13923/13929 102 Ave
City: Edmonton
Subdivision: Glenora
Legal Description: 1A-1D/130/1820772

Zoning Class: DC
Site Area: 7,613.00 Sq Ft
Number of Suites: 4
Sale Price: \$2,680,000
Sale Date: Nov 16, 2024
Transfer Number: 242287210
Year Built: 2018
Linc #: 0037879262+

Sale Terms

Cash

Assessments

Total \$2,170,000 Year 2024
Roll# 10880249

Vendor

Malik Dhillon, et al

Purchaser

Division of Trade And Development Inc
Director:
David Kaplan
1003-11503 100 Ave, Edmonton, AB
T5K 2K7

Improvements Description

2-Storey townhouse complex with basements. Wood frame construction. 4 bdr/3 bath suites (1,885 sf above grade plus basement). In-suite laundry.

Site Improvements

Parking.

Income Analysis

Gross Annual Income	\$187,200	Gross Income Multiplier	14.61
Vacancy	3,744 [2.0 %]	Sale Price /Suite	\$670,000.00
Operating Expenses	\$51,368	Overall Capitalization Rate	4.93 %
Net Operating Income	\$132,088	Net Income/Unit	33,022

Comments

LP \$2,880,000. DOM 88. Fully occupied project situated across 4 legal lots. Rents of \$3,900/suite.



Address

8128 102 St
City: Edmonton
Subdivision: CPR Irvine
Legal Description: 4/L/0521161

Zoning Class: DC1
Site Area: 41,818.00 Sq Ft
Number of Suites: 105
Sale Price: \$31,875,000
Sale Date: Oct 15, 2024
Transfer Number: 242257206
Year Built: 2014
Linc #: 0030954275

Sale Terms

\$3,125,000 cash to \$28,750,000 to Computershare Trust Company

Assessments

Total \$3,549,000 Year 2024
Roll# 10032625

Vendor

2281140 Ontario Inc Et,al
Director:
Joseph Lyn
18th flr. 700 University, Toronto, Ont.
M5G 1X6

Purchaser

Valko Properties Inc
Director:
Gurinder Gill
20 Mackenas Way, Calgary,AB
T3Z 3C9

Improvements Description

4 storey, concrete/steel frame construction. 23,104 SF main floor retail. 63-1 bdr (631-846 SF) & 42-2 bdr (756-990 SF). Balconies.

Site Improvements

Underground parking (138 stalls). Surface & street parking.

Income Analysis

Gross Annual Income	\$3,077,493	Gross Income Multiplier	11.31
Vacancy	260,639 [8.5 %]	Sale Price /Suite	\$303,571.00
Operating Expenses	\$1,186,430	Overall Capitalization Rate	5.11 %
Net Operating Income	\$1,630,424	Net Income/Unit	15,527

Comments

Known as The Station on Whyte. Previously sold Oct/14 for \$33,275,216. Approx. 25% of the main floor retail was shell space & 10% residential was vacant at sale date due to mismanagement. Income analysis assumes full occupancy with the vacant space leased at market rents. Income includes parking, pet & storage revenues. Cap rate is the blended commercial & residential. Commercial cap rate = 6.59% & the residential cap rate = 4.75% .



Address

9651 102A Ave
City: Edmonton
Subdivision: Boyle Street
Legal Description: 19/6/ND

Zoning Class: MU
Site Area: 4,034.00 Sq Ft
Number of Suites: 18
Sale Price: \$450,000
Sale Date: Oct 24, 2024
Transfer Number: 242265728
Year Built: 1945
Linc #: 0014263966

Sale Terms

\$200,000 cash to \$250,000 to VTB

Assessments

Total \$306,500 Year 2024
Roll# 3650603

Vendor

Sonia Jean Et,al

Purchaser

Claire Deva Elliot
264 Av Des Pins E, Montreal QC
H2W 1P3

Improvements Description

2 1/2 storey wood frame construction. Bach, double & triple bdr units. Penthouse with self contained kitchen, bathroom & bedroom.

Site Improvements

Parking at rear (5 stalls).

Income Analysis

Gross Annual Income	\$120,204	Gross Income Multiplier	3.86
Vacancy	3,606 [3.0 %]	Sale Price /Suite	\$25,000.00
Operating Expenses	\$44,848	Overall Capitalization Rate	15.94 %
Net Operating Income	\$71,750	Net Income/Unit	3,986

Comments

LP \$474,900. DOM 95. Operating as a rooming house. Upgrades include: windows, furnace HWT, common areas, etc.



Address

12444 82 St
City: Edmonton
Subdivision: Eastwood
Legal Description: Pt 17,18/42/8148AC

Zoning Class: RM
Site Area: 10,100.00 Sq Ft
Number of Suites: 11
Sale Price: \$1,078,000
Sale Date: Oct 25, 2024
Transfer Number: 242266813
Year Built: 1975
Linc #: 0014144133

Sale Terms

\$315,500 cash to \$762,500 to ATB Financial

Assessments

Total Year 0
Roll# 4973707

Vendor

Bay-Bi-Kay Investments Ltd
Shareholder:
Roger Minard
15907 58 St, Edmonton, AB
T5Y 2R4

Purchaser

Fasttrack Technologies Inc
Director:
Michael Kouritzin
11135 80 Ave, Edmonton, AB
T6R 0R4

Improvements Description

2 1/2 storey wood frame construction, stucco exterior.
Balconies. 10-1 bdr & 1-2 bdr.

Site Improvements

Paved parking, energized.

Income Analysis

Gross Annual Income	\$124,368	Gross Income Multiplier	8.93
Vacancy	3,731 [3.0 %]	Sale Price /Suite	\$98,000.00
Operating Expenses	\$54,810	Overall Capitalization Rate	6.10 %
Net Operating Income	\$65,827	Net Income/Unit	5,984

Comments

LP \$1,210,000. DOM 154. Recent upgrades to parking lot & common areas. Previously sold in Dec/05 for \$490,000, Oct/03 for \$407,500 & in Aug/01 for \$302,000.



Address
12155 54 St
City: Edmonton
Subdivision: Newton
Legal Description: 20A/68/2120203

Zoning Class: RM
Site Area: 19,798.00 Sq Ft
Number of Suites: 21
Sale Price: \$2,200,000
Sale Date: Oct 15, 2024
Transfer Number: 242256966
Year Built: 1969
Linc #: 0038796520

Sale Terms

Cash

Assessments

Total \$2,438,000 Year 2024
Roll# 11006486

Vendor

2-Tone Sprucedale Holdings Inc
Director:
Al Thoen
602, 1337 96 Ave, Surrey BC V3V 0C6

Purchaser

Richland Investment & Property Management Inc
Director:
Patrick Kakembo
170 Moirs Mill Rd, Beford, Nova Scotia B4A 4B1

Improvements Description

2 1/2 storey wood frame construction, brick & stucco exterior. Balconies. 19-2 bdr (840 sf) & 2-3 bdr (1158 sf).

Site Improvements

Paved parking, energized (21 stalls).

Income Analysis

Gross Annual Income	\$261,540	Gross Income Multiplier	8.67
Vacancy	7,846 [3.0 %]	Sale Price /Suite	\$104,762.00
Operating Expenses	\$125,521	Overall Capitalization Rate	5.82 %
Net Operating Income	\$128,173	Net Income/Unit	6,103

Comments

LP \$2,499,000 (reduced to \$2,307,900). DOM 240. Known as Sprucedale Manor. Recent upgrades. Previously sold in Dec/19 for \$2,110,000, Jun/03 for \$998,000, May/01 for \$648,000 and in May/97 for \$485,000. Net rentable area of 18,276 sq. ft. (\$120.38/sq. ft.).



Address

10965 84 St
City: Edmonton
Subdivision: Cromdale
Legal Description: 16,17/5/RN61

Zoning Class: RM
Site Area: 15,000.00 Sq Ft
Number of Suites: 21
Sale Price: \$2,205,000
Sale Date: Oct 21, 2024
Transfer Number: 242262582
Year Built: 1967
Linc #: 0010140557

Sale Terms

\$341,000 cash to \$1,864,000 to Balto Capital Et,al

Assessments

Total \$2,189,500 Year 2024
Roll# 3894052

Vendor

JKBC Holdings Ltd
Shareholder:
Donald Mancell
Box 3222 880 Monashee Rd, Vernon, B.C. V1B 3M1

Purchaser

Hercules Properties GP Inc
Director:
Trifonas Geramanis
5110 Av. Charlevoix, Laval. Quebec
H7W 1J9

Improvements Description

2 1/2 storey, wood frame construction, brick, stucco & vinyl siding exterior. Balconies. 12-1 bdr(600 sq.ft.) & 9-2 bdr(800 sq.ft.).

Site Improvements

Paved parking, energized (21 stalls).

Income Analysis

Gross Annual Income	\$259,224	Gross Income Multiplier	8.77
Vacancy	7,776 [3.0 %]	Sale Price /Suite	\$105,000.00
Operating Expenses	\$115,181	Overall Capitalization Rate	6.18 %
Net Operating Income	\$136,267	Net Income/Unit	6,488

Comments

LP \$2,415,000. DOM 43. Recent renovations include, new boiler, windows & upgraded common areas. Previously sold in Oct/06 for \$1,050,000, Nov/99 for \$535,000.



Address
15516 104 Ave
City: Edmonton
Subdivision: Canora
Legal Description: Units 1-12/0524364

Zoning Class: RM
Site Area: 14,800.00 Sq Ft
Number of Suites: 12
Sale Price: \$1,585,000
Sale Date: Oct 18, 2024
Transfer Number: 242259468
Year Built: 1970
Linc #: 0031213747

Sale Terms

\$93,149 cash to \$1,491,851 to Computershare Trust Company

Assessments

Total Year 0
Roll#

Vendor

Harmani Sale Inc
Director:
Manita Gill
PO Box 36504, Edmonton,AB
T6R 0S9

Purchaser

2601354 Alberta Ltd
Director:
Parmeet Roopra
11650 72 Ave, Edmonton,AB
T6G 0C1

Improvements Description

2 1/2 storey, wood frame construction, brick & stucco exterior. Balconies. 4-1 bdr (615 sf) & 8-2 bdr (785 sf).

Site Improvements

Paved parking, energized.

Income Analysis

Gross Annual Income	\$0	Gross Income Multiplier	0.00
Vacancy	0 [%]	Sale Price /Suite	\$132,083.00
Operating Expenses	\$0	Overall Capitalization Rate	0.00 %
Net Operating Income	\$0	Net Income/Unit	0

Comments

Known as Carrington Place. Extensively renovated. Net rentable area of 8,740 sq. ft. (\$104.46/sq. ft.) Previously sold in Apr/24 for \$913,000, Jun/07 for \$1,900,000, May/07 for \$1,100,000. and in Nov./98 for \$377,300. Income information not available.



Address

12415 Lansdowne Drive
City: Edmonton
Subdivision: Lansdowne
Legal Description: 11A/23/5079NY

Zoning Class: RM
Site Area: 0.47 Acres
Number of Suites: 15
Sale Price: \$1,985,000
Sale Date: Oct 29, 2024
Transfer Number: 242270947
Year Built: 1967
Linc #: 0012492013

Sale Terms

\$496,250 cash to \$1,488,750 to VTB

Assessments

Total \$1,661,000 Year 2024
Roll# 7372220

Vendor

David Ying-Lung Ma, et al

Purchaser

Miknina Enterprises Ltd
Shareholder:
Greg Uhryn
PO Box 88030, RPO Rabbit Hill, Edmonton, AB T6R 0M5

Improvements Description

2 1/2 storey wood frame construction. 3-bach, 6-1 bdr & 6-2 bdr. Balconies.

Site Improvements

Paved parking & access areas.

Income Analysis

Gross Annual Income	\$0	Gross Income Multiplier	0.00
Vacancy	0 [%]	Sale Price /Suite	\$132,333.00
Operating Expenses	\$0	Overall Capitalization Rate	0.00 %
Net Operating Income	\$0	Net Income/Unit	0

Comments

Previously sold Nov/90 for \$483,000. Income information not available.



Address

9903 105 St
City: Edmonton
Subdivision: Downtown
Legal Description: Pt 41,42/4/NB

Zoning Class: HDR
Site Area: 9,000.00 Sq Ft
Number of Suites: 33
Sale Price: \$3,300,000
Sale Date: Oct 21, 2024
Transfer Number: 242261962
Year Built: 1962
Linc #: 0013425328

Sale Terms

Cash

Assessments

Total \$3,811,500 Year 2024
Roll# 3097300

Vendor

AAA Home Developments Inc
Director:
Ali Hassan
200, 10309 65 Ave, Edmonton AB T6H 1V1

Purchaser

Hercules Properties GP Inc
Director:
Trifonas Geramanis
5110 Ave Charlevoix, Laval QC H7W 1J9

Improvements Description

2 1/2 storey. Wood frame construction. 31-1 bdr (450-500 SF) 2-2 bdr (800 SF). No balconies.

Site Improvements

Paved parking.

Income Analysis

Gross Annual Income	\$388,566	Gross Income Multiplier	8.75
Vacancy	11,657 [3.0 %]	Sale Price /Suite	\$100,000.00
Operating Expenses	\$179,820	Overall Capitalization Rate	5.97 %
Net Operating Income	\$197,089	Net Income/Unit	5,972

Comments

Recently renovated and rents increased. Previously sold May/24 for \$2,760,000.



Address

10325 114 St
City: Edmonton
Subdivision: Oliver
Legal Description: 142,143/13/B3

Zoning Class: DC
Site Area: 15,000.00 Sq Ft
Number of Suites: 22
Sale Price: \$2,925,000
Sale Date: Oct 31, 2024
Transfer Number: 242272941
Year Built: 1966
Linc #: 0015491252

Sale Terms

\$89,063 cash to \$2,835,937 to TSX Trust Company

Assessments

Total \$2,559,000 Year 2024
Roll# 3342052

Vendor

Ruth Anneliese Stein

Purchaser

Harmani Stein Inc
Director:
Manita Gill
200, 10310 Jasper Ave, Edmotnon,AB
T5J 1Y8

Improvements Description

2 1/2 storey wood frame construction. 4-bach, 12-1 bdr & 6-2 bdr units. Balconies.

Site Improvements

Paved parking & access areas.

Income Analysis

Gross Annual Income	\$0	Gross Income Multiplier	0.00
Vacancy	0 [%]	Sale Price /Suite	\$132,955.00
Operating Expenses	\$0	Overall Capitalization Rate	0.00 %
Net Operating Income	\$0	Net Income/Unit	0

Comments

Known as Stein Apartments. Income information not available.



Address

2014 Sherwood Drive
 City: Sherwood Park
 Subdivision: Sherwood Park
 Legal Description: 47/66/2121923

 Zoning Class: CITP
 Site Area: 1.89 Acres
 Number of Suites: 177
 Sale Price: \$67,075,000
 Sale Date: Nov 7, 2024
 Transfer Number: 242279475
 Year Built: 2023
 Linc #: 0038930970

Sale Terms

Cash to \$13,875,000 to Peakhill Capital Inc & Assumption of \$47,564,575 mortgage 04/2023.

Assessments

Total Year 0
 Roll# 706604730:

Vendor

Park Centre Residences GP Ltd
 Director:
 Ian Kennedy
 563-7620 Elbow Dr SW, Calgary, AB
 T2V 1K2

Purchaser

AB Apartment I Inc
 Director:
 Kyle Pulis
 6220 Hwy 7, Suite 500, Woodbridge, Ont. L4H 4G3

Improvements Description

6 storey steel frame construction. 191,973 SF total building size & 164,046 SF gross leasable. 2-bach, 26-1 bdr, 125-2 bdr & 24-3 bdr. Balconies. 26,428 SF of amenity areas, private & common spaces. 927 SF average unit size.

Site Improvements

Paved parking & access areas (223 surface stalls).
 Landscaped.

Income Analysis

Gross Annual Income	\$3,478,583	Gross Income Multiplier	0.00
Vacancy	0 [0.0 %]	Sale Price /Suite	\$378,955.00
Operating Expenses	\$0	Overall Capitalization Rate	5.18 %
Net Operating Income	\$3,478,583	Net Income/Unit	19,653

Comments

Known as Park Centre Place. Property was in lease-up stage when acquired. Income analysis is based on the asking rents and projected income. Net income information only. Avg. monthly rents from \$750 to \$2,641/month. 28 units are reserved for affordable rents. Mixed use complex located on the corner of the adjoining site to be demolished for future phasing.



Address

8401 Southfort Blvd
City: Fort Saskatchewan
Subdivision: Fort Saskatchewan
Legal Description: 9/5/0825272

Zoning Class: RMH
Site Area: 5.76 Acres
Number of Suites: 106
Sale Price: \$26,700,000
Sale Date: Oct 25, 2024
Transfer Number: 242266910
Year Built: 2015
Linc #: 0035720705

Sale Terms

Cash & Mortgage

Assessments

Total \$22,777,000 Year 2024
Roll#

Vendor

The 33 Fund GP Inc
Director:
Shawn Brown
1301, 9020 Jasper Ave, Edmonton, AB
T5H 3S8

Purchaser

1137020 Alberta Inc
Director:
Robert Bertram
21149 Twp Rd 524, Ardrossan, AB
T8G 2E9

Improvements Description

14 buildings. 106 unit, 2 storey townhouse complex. Wood frame construction. 106-3 bdr units. Each unit is 1195 SF (end units are 1203 SF). Two full bathrooms upstairs & half bath on main floor. Five appliances. Stacked washer & dryer. 60 SF deck at rear.

Site Improvements

Paved parking & single car garages. Landscaped.

Income Analysis

Gross Annual Income	\$2,127,920	Gross Income Multiplier	12.93
Vacancy	63,838 [3.0 %]	Sale Price /Suite	\$251,887.00
Operating Expenses	\$548,142	Overall Capitalization Rate	5.67 %
Net Operating Income	\$1,515,940	Net Income/Unit	14,301

Comments

Known as Southfort Village. Previously sold Apr/23 for \$24,253,813.