



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.

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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.

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Address	
16210 103 Ave	
City:	Edmonton
Subdivision:	Britannia Youngstown
Legal Description:	1/21/1924AM
Zoning Class:	RS
Site Area:	7,500.00 Sq Ft
Number of Suites:	8
Sale Price:	\$1,850,000
Sale Date:	Sep 19, 2024
Transfer Number:	242234281
Year Built:	2022
Linc #:	0010373140

Sale Terms

Cash and new mortgage

Assessments

Total \$1,989,000 Year 2024
Roll# 1397041

Vendor

Pushp Nath

Purchaser

Skylight Industries Ltd.
Director:
Muhammed Khan
Toronto, ON

Improvements Description

2-Storey townhouse complex with legal basement suites. Wood frame construction. 2-bdr/3 bath above grade units (1,183-1,194 sf). 1 bdr/1 bath basement units (576-578 sf). In-suite laundry.

Site Improvements

Detached 4 stall garage.

Income Analysis

Gross Annual Income	\$180,000	Gross Income Multiplier	10.60
Vacancy	5,400 [3.0 %]	Sale Price /Suite	\$231,250.00
Operating Expenses	\$72,056	Overall Capitalization Rate	5.54 %
Net Operating Income	\$102,544	Net Income/Unit	12,818

Comments

LP \$1,899,900. DOM 292. Fully occupied. Rents are \$1,350/mo for 1-bdr basement suites and \$2,400/mo for 3-bdr above grade suites (all including utilities). Most expenses are estimated as there is limited historical expense data. Actual property taxes are \$20,903.



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
Vacancy	3,606 [3.0 %]
Operating Expenses	\$44,848
Net Operating Income	\$71,750

Gross Income Multiplier	3.86
Sale Price /Suite	\$25,000.00
Overall Capitalization Rate	15.94 %
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		
14425 124 Ave		
City:	Edmonton	
Subdivision:	Dominion Industrial	
Legal Description:	7/5/7069KS	
Zoning Class:	BE	
Site Area:	1.30	Acres
Building Area:	12,361	Sq Ft
Site Coverage Ratio:	22%	
Sale Price:	\$2,000,000	
Unit Value:	161.80	Sq Ft
Sale Date:	Oct 15, 2024	
Transfer Number:	242256120	
Year Built:	1966	
Linc #:	0015930977	

Sale Terms

Cash

Assessments

Total \$2,025,500 Year 2024
Roll# 2209088

Vendor

2262576 Alberta Ltd
Shareholder:
Hassin Mraiche
15019 115 St, Edmonton, AB
T5X 1H9

Purchaser

His Majesty The King In Right Of Alberta

Improvements Description

Concrete block construction. Demised into 915 SF office (A/C) & 11,446 SF warehouse. 14 FT clear ceiling ht. 200 amp, 240 volt power. 1-8'x10' OH grade loading door.

Site Improvements

Paved & fully fenced parking. 26,286 SF of paved parking area

Comments

Small expansion in 1974. Newer hot water tank. Previously sold Jun/24 for \$1,700,000. The purchaser had been leasing the property.



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	
11732 130 St	
City:	Edmonton
Subdivision:	Inglewood
Legal Description:	1/7/5869HW
Zoning Class:	RM
Site Area:	7,500.00 Sq Ft
Number of Suites:	8
Sale Price:	\$783,000
Sale Date:	Oct 7, 2024
Transfer Number:	242250969
Year Built:	1965
Linc #:	0012005162

Sale Terms

Cash

Assessments

Total \$850,000 Year 2024
Roll# 2917060

Vendor

Terry & Phillip Chin
490 Butchart Dr, Edmonton,AB
T6R 2N8

Purchaser

Ice Developments Corporation
Shareholder:
Stuart Reid
13807 84 Ave, Edmonton,AB
T5R 3W6

Improvements Description

1 1/2 storey wood frame construction, stucco exterior. No balconies. 3 bach, 4-1 bdr & 1-2 bdr

Site Improvements

Paved parking.

Income Analysis

Gross Annual Income	\$122,250	Gross Income Multiplier	6.60
Vacancy	3,668 [3.0 %]	Sale Price /Suite	\$97,875.00
Operating Expenses	\$53,790	Overall Capitalization Rate	8.27 %
Net Operating Income	\$64,792	Net Income/Unit	8,099

Comments

LP \$920,000. Previously sold Apr/02 for \$215,000.



Address
10040 151 St
City: Edmonton
Subdivision: West Jasper Place
Legal Description: Units 1-15/0825606

Zoning Class: RM
Site Area: 14,800.00 Sq Ft
Number of Suites: 15
Sale Price: \$1,515,000
Sale Date: Oct 5, 2024
Transfer Number: 242249705
Year Built: 1969
Linc #: 0033334830

Sale Terms

\$36,800 cash to \$1,478,200 to Peoples Trust Company

Assessments

Total Year 0
Roll# 10131260

Vendor

Westside Place Apartments Ltd
Director:
John Crocker
1101, 1515 Homer Mews, Vancouver BC V6Z 3E8

Purchaser

1306231 B.C. Ltd
Director:
Magesh Chandren
108, 6678 152 St, Surrey BC V3S 3L4

Improvements Description

2 1/2 storey, wood frame construction, brick, stucco & vinyl siding exterior. Balconies. 7-1 bdr (535 sq.ft.) & 8-2 bdr (700 sq.ft.).

Site Improvements

Paved parking, energized (15 stalls).

Income Analysis

Gross Annual Income	\$169,622	Gross Income Multiplier	9.20
Vacancy	5,088 [3.0 %]	Sale Price /Suite	\$101,000.00
Operating Expenses	\$70,011	Overall Capitalization Rate	6.23 %
Net Operating Income	\$94,523	Net Income/Unit	6,301

Comments

Known as Westside Place. Previously sold Dec/13 for 41,940,000 & Sept./07 for \$1,650,000.



Address
8408 105 St
City: Edmonton
Subdivision: Strathcona
Legal Description: 35,36/84/I9

Zoning Class: RM
Site Area: 8,450.00 Sq Ft
Number of Suites: 9
Sale Price: \$900,000
Sale Date: Oct 7, 2024
Transfer Number: 242250351
Year Built: 1967
Linc #: 0015553598

Sale Terms

Cash

Assessments

Total \$1,205,500 Year 2024
Roll# 7110901

Vendor

Christine Susan Eckert Et,al

Purchaser

1304565 Alberta Ltd
Director:
Pam Gill
203, 10330 124 St, Edmonton,AB
T5N 1R2

Improvements Description

2 1/2 storey wood frame construction. 6-2 bdr (725 SF) & 3-3 bdr (875 SF) units. Balconies.

Site Improvements

Paved parking at rear.

Income Analysis

Gross Annual Income	\$123,858	Gross Income Multiplier	7.49
Vacancy	3,716 [3.0 %]	Sale Price /Suite	\$100,000.00
Operating Expenses	\$54,633	Overall Capitalization Rate	7.27 %
Net Operating Income	\$65,509	Net Income/Unit	7,278

Comments

LP \$1,080,000. DOM 6. Known as Maple Apartments. The building requires upgrades. Purchaser plans to fully renovate and increase rents. Income analysis is based on current rents.

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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	
10615 113 St	
City:	Edmonton
Subdivision:	Queen Mary Park
Legal Description:	184,185/12/B4
Zoning Class:	RM
Site Area:	15,000.00 Sq Ft
Number of Suites:	20
Sale Price:	\$3,320,000
Sale Date:	Oct 8, 2024
Transfer Number:	242251699
Year Built:	1968
Linc #:	0015490972

Sale Terms
\$82,573 cash to \$3,237,427 to Peoples Trust Company

Assessments
Total \$2,293,500 Year 2024
Roll# 3316254

Vendor
One Flow Living At 113 Inc
539 23 Ave NW, Calgary AB T2M 1S7

Purchaser
Apollo (113th Street) GP Inc
Director:
David Sorel
PO Box 21033, Vernon BC V1T 9T7

Improvements Description
2 1/2 storey, wood frame construction, brick & vinyl siding exterior. Balconies. 11-1 bdr & 9-2 bdr.

Site Improvements
Paved parking, energized.

Income Analysis			
Gross Annual Income	\$321,380	Gross Income Multiplier	10.65
Vacancy	9,641 [3.0 %]	Sale Price /Suite	\$166,000.00
Operating Expenses	\$119,947	Overall Capitalization Rate	5.77 %
Net Operating Income	\$191,792	Net Income/Unit	9,589

Comments
Previously sold Jun/20 for \$1,530,000 & Apr/04 for \$1,155,000. Known as Apollo Apartments.

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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.

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Address
10738 127 St
City: Edmonton
Subdivision: Westmount
Legal Description: Units 1-16/8722376

Zoning Class: RM
Site Area: 14,000.00 Sq Ft
Number of Suites: 16
Sale Price: \$2,257,000
Sale Date: Oct 5, 2024
Transfer Number: 242249855
Year Built: 1980
Linc #: 0010675545+

Sale Terms

Cash

Assessments

Total Year 0
Roll#

Vendor

Palladium Enterprises Inc
Shareholder:
Robert Gardiner
5830 45 Ave, Red Deer, AB
T4N 3M3

Purchaser

Suracq Investments Corp.
12, 8465 Harvard Pl, Chilliwack BC V2P 7Z5

Improvements Description

3 1/2 storey, wood frame construction. 12 - 1 bdr & 4 - 2 bdr. Balconies. 3 appliances/suite.

Site Improvements

Paved parking, energized. 540 sq. ft. double garage. Perimeter landscaping.

Income Analysis

Gross Annual Income	\$200,954	Gross Income Multiplier	11.58
Vacancy	6,029 [3.0 %]	Sale Price /Suite	\$141,063.00
Operating Expenses	\$81,087	Overall Capitalization Rate	5.04 %
Net Operating Income	\$113,838	Net Income/Unit	7,114

Comments

Known as Glenora Place Apartments. Previously sold Aug/13 for \$2,285,000.