

FOR SALE

RITCHIE APARTMENTS

9859 82 AVENUE NW, EDMONTON, ALBERTA



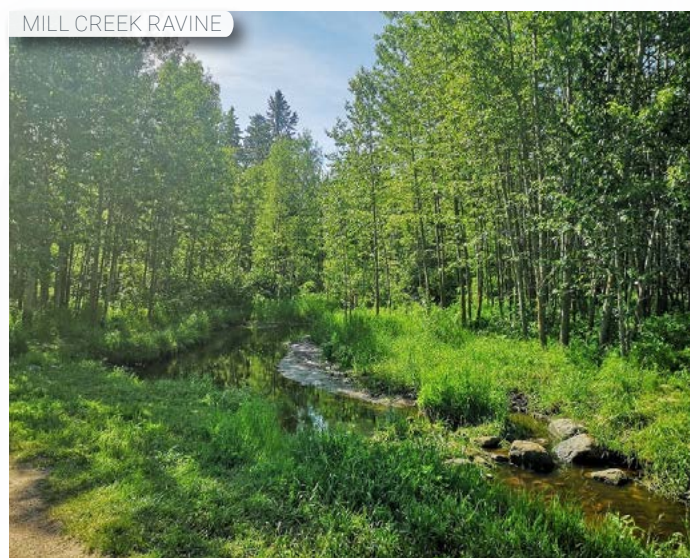
Marcus & Millichap

THE OPPORTUNITY

Located along Whyte Avenue in Edmonton's highly sought-after Ritchie neighbourhood, this 12-unit apartment property offers strong holding income in one of the city's most vibrant urban communities. **The Property can be acquired Free & Clear of financing.**

The Property has benefited from numerous capital upgrades, including improvements to the windows and roof, and is ideally positioned near the University of Alberta, Downtown Edmonton, and Mill Creek Ravine. With a Walk Score of 80, residents benefit from exceptional walkability to Ritchie Market, Transcend Coffee, Biera, boutique retail, restaurants, parks, schools, and direct access to the Mill Creek Ravine trail system.

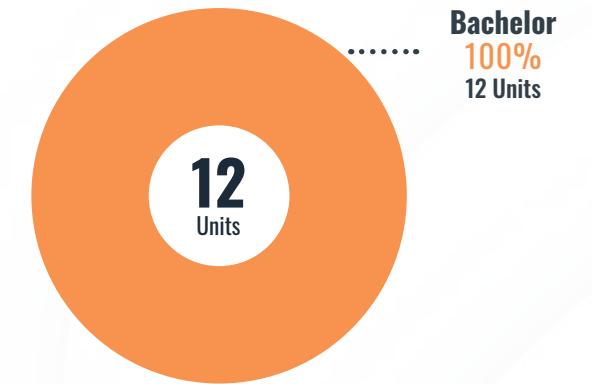
Edmonton continues to attract strong multifamily investment interest driven by population growth, housing affordability, and consistent rental demand, further supporting the long-term appeal of the Property.

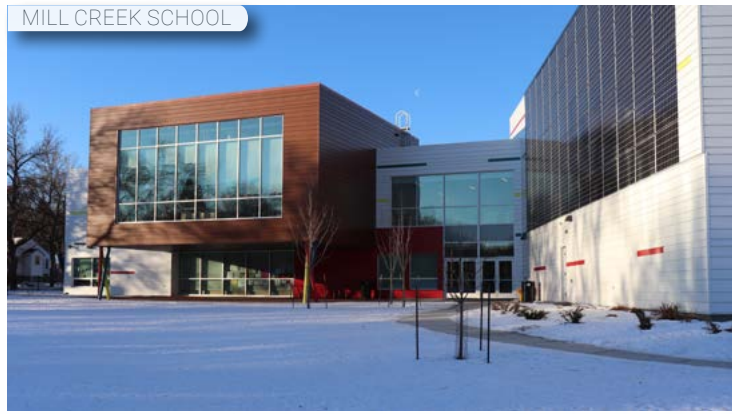


PROPERTY DETAILS

Address:	9859/9759 - 82 Avenue, Edmonton, AB
Units:	12
Neighbourhood:	Ritchie
Year Built:	1962
Parking:	Surface
Structure:	Wood Frame

RESIDENTIAL SUITE MIX

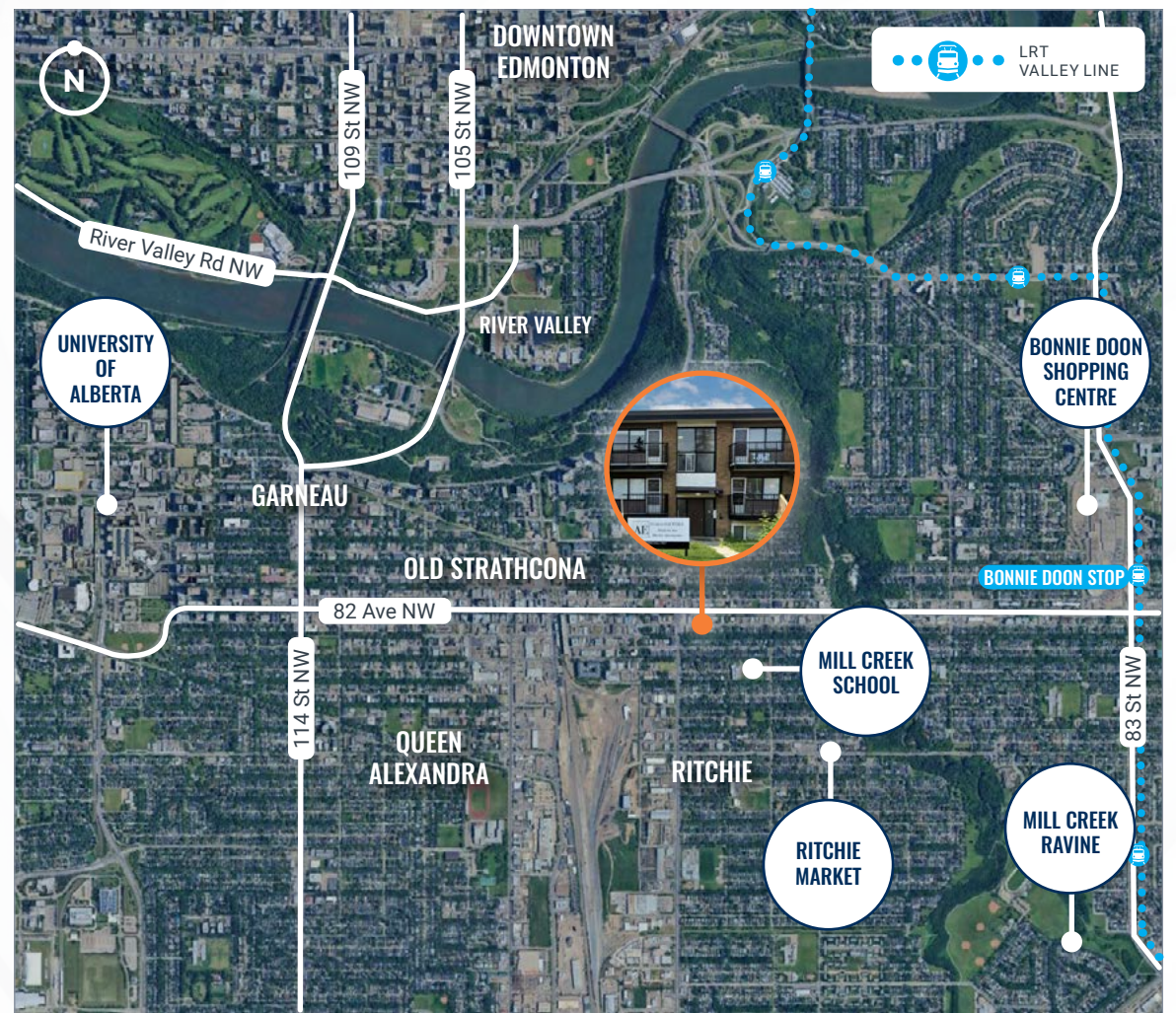




DEMOGRAPHICS
(5KM RADIUS)

-  **190,738**
POPULATION (2025)
-  **14.0%**
POPULATION GROWTH (2030)
-  **\$97,319**
HOUSEHOLD INCOME (2025)
-  **37.6**
MEDIAN AGE
-  **61.0%**
DWELLINGS THAT ARE RENTED

SOURCE: SITWISE ANALYTICS

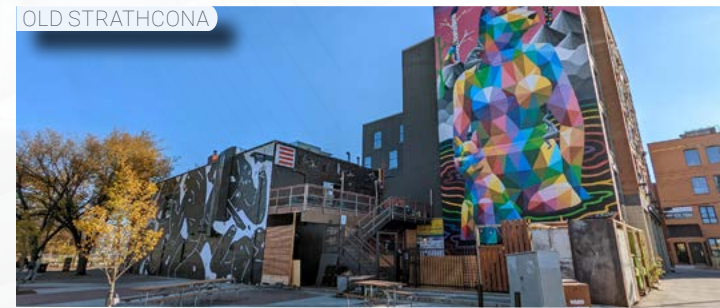


LOCATION OVERVIEW

Located in Edmonton’s vibrant Ritchie neighbourhood along the Whyte Avenue corridor, the Property benefits from exceptional access to some of the city’s most sought-after lifestyle amenities and employment hubs. Residents are within walking distance of a diverse mix of local restaurants, cafés, breweries, boutique retailers, and entertainment venues that define the character of the Old Strathcona area. The Property also offers convenient connectivity to the University of Alberta, Downtown Edmonton, the River Valley trail network, and major commuter routes, supporting strong rental demand from students, professionals, and urban-oriented residents alike. Nearby access to Queen Elizabeth Park and Mill Creek Ravine further enhances the area’s lifestyle appeal by providing residents with extensive urban green space and recreational amenities. Combined with ongoing reinvestment and infill development throughout the surrounding area, Ritchie continues to establish itself as one of Edmonton’s premier central neighbourhoods, offering a highly desirable blend of walkability, connectivity, and urban character.

INVESTMENT HIGHLIGHTS

-  **PREMIER WYTE AVENUE LOCATION:**
Positioned in the heart of the highly desirable Ritchie neighbourhood with immediate access to dining, retail, entertainment, parks, and the Mill Creek Ravine trail system.
-  **STRONG IN-PLACE HOLDING INCOME:**
Well-maintained 12-unit apartment building featuring renovated suites catering to consistent rental demand.
-  **CAPITAL IMPROVEMENTS COMPLETED:**
Numerous major upgrades have been completed, including improvements to the windows and roof, reducing near-term capital expenditure requirements.
-  **EXPOSURE TO EDMONTON'S GROWING MULTIFAMILY MARKET:**
Edmonton continues to benefit from population growth, relative housing affordability, and increasing rental demand, supporting long-term multifamily investment fundamentals.

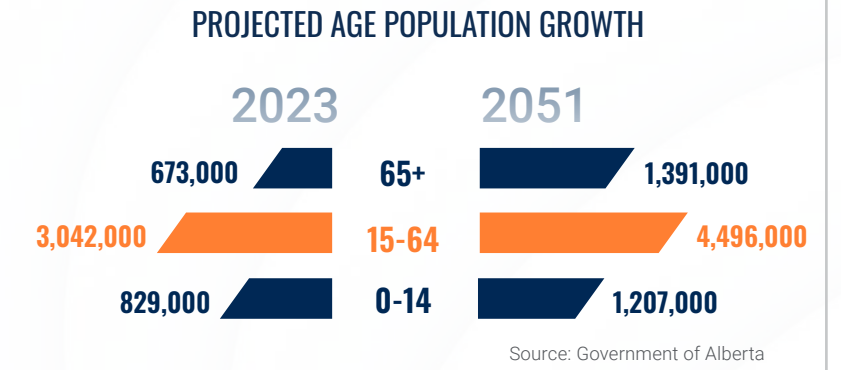
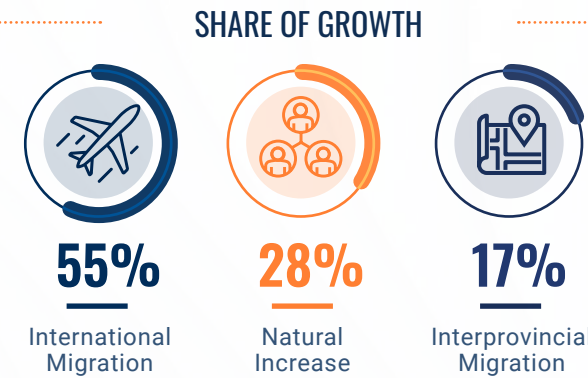


EDMONTON MARKET OVERVIEW

Edmonton has consistently outperformed other Canadian markets in recent years, with particularly strong results in 2025. The city recorded a 5% year-over-year increase in average net effective rents, reflecting robust rental demand and pricing power. Additionally, tenant retention remained strong, emphasizing market stability and resident satisfaction.

Apartment rental properties dominated Edmonton's investment market over 2025, as historic population gains fueled near record-setting annual rent growth. Edmonton's multifamily sector noted the largest dollar volume reading on record and composed the greatest share of commercial property types at 47% - well above the metro's historic average. **Alberta's absence of rent control, above-average population growth, and a shortage of purpose-built rentals will all fuel continued rent growth in 2026. Rent growth in Edmonton will rank among the top markets in North America.**

ALBERTA'S GROWTH BY 2051



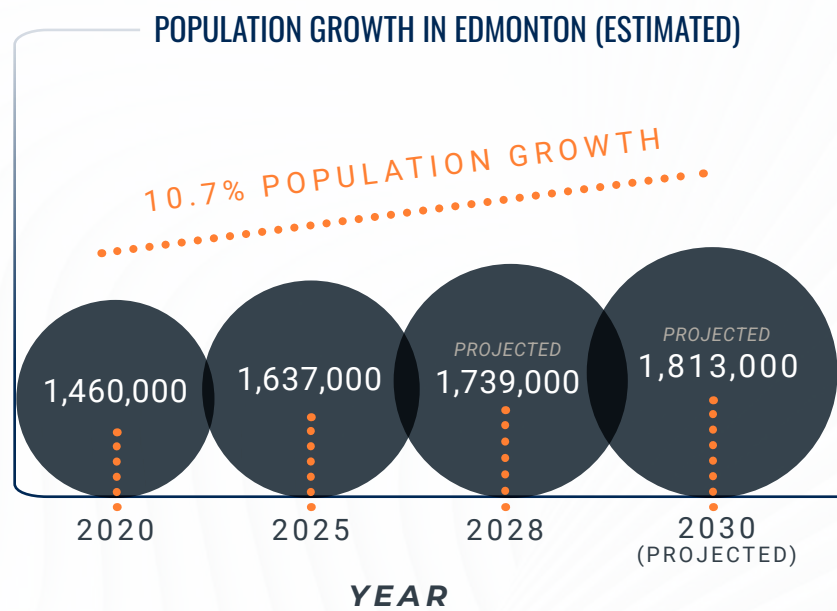
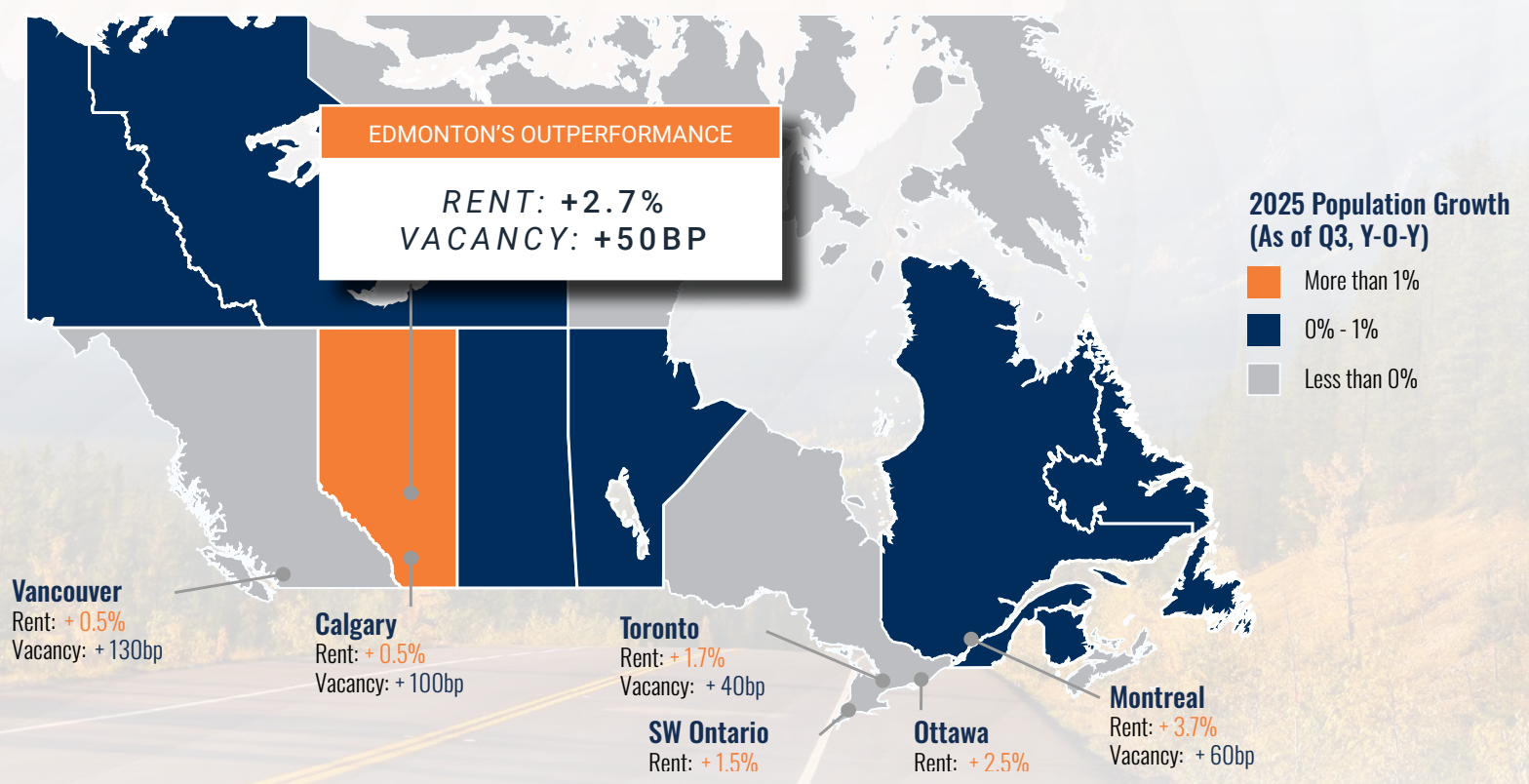
80% of Albertans are expected to live in the Calgary Edmonton Corridor



14.8%
Forecast Edmonton Average Household Income Growth Between 2025-2030

10.7%
Estimated Population Growth 2024-2029

RENT GROWTH IN EDMONTON IS EXPECTED TO OUTPERFORM OTHER MAJOR CANADIAN MARKETS IN 2026



Sources: Canada Mortgage and Housing Corporation, Statistics Canada

Marcus & Millichap is the exclusive listing agent for **RITCHIE APARTMENTS**

Listing Price:
\$1,860,000

Access to the data room, available upon execution of a Confidentiality Agreement.

Expressions of interest will be dealt with as-received.

AVALA EQUITIES
9859 82 Ave
Ritchie Apartments

CALL / TEXT

For more information, please contact:

ISABELLE MILLIGAN
ASSOCIATE
imilligan@ipammi.ca
780.263.2902

NICHOLAS CRYANS
ASSOCIATE
ncryans@ipammi.ca
778.870.3572

JANE PASCAL
SENIOR DIRECTOR
jpascal@ipammi.ca
780.266.5131

BRADYN ARTH
SENIOR MANAGING DIRECTOR
barth@ipammi.ca
780.982.3848

BRADLEY GINGERICH
SENIOR MANAGING DIRECTOR
bgingerich@ipammi.ca
780.719.9025

PAUL CHAPUT
SENIOR MANAGING DIRECTOR
pchaput@ipammi.ca
780.982.5947

CONCHITA GALVEZ
SENIOR BUSINESS OPERATIONS COORDINATOR
cgalvez@ipammi.ca
587.756.1542

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