

AVISON
YOUNG

FOR SALE

64 Units
Concrete Mid-Rise
Apartment

9342 - 103 Avenue
Edmonton, AB

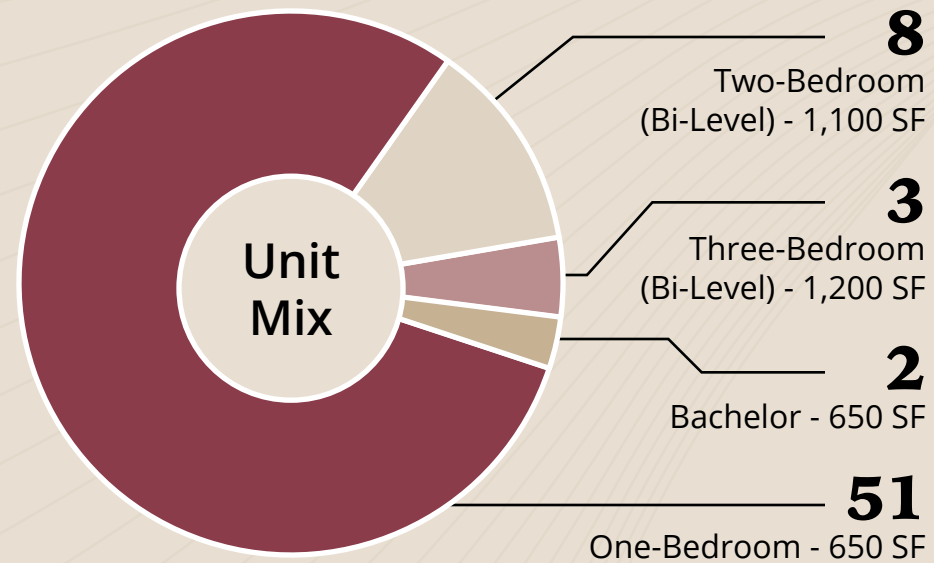


LIBERTY
QUARTERS

Property Overview

Constructed in 1981, the Property offers 64 suites with a mix of 2 bachelors, 51 one-bedrooms, 8 bi-level two-bedrooms, and 3 bi-level three-bedrooms. The Property's concrete structure delivers a non-combustible, low-maintenance ownership profile with strong long-term capital performance. Unit interiors have been renovated to a modern, condo-quality standard, with updated finishes and in-suite laundry included in a majority of units.

Sitting on an 0.64-acre site, the 6-storey building includes private balconies, a fitness room, and fenced yards for the 12 ground-floor suites. The Property offers a strong parking ratio of 0.97 stalls per suite, containing 41 secure underground stalls and 21 surface stalls.



LIBERTY QUARTERS

Municipal Address	9342 - 103 Avenue NW Edmonton, AB
Legal Address	Plan 585CL; Block 3; Lots A, B, C, D, E, F, G, H, I
Neighbourhood	Downtown (The Quarters)
Zoning	Medium Scale Residential (RM h23)
Suites	64
Year Built	1981
Parking	41 Underground Stalls 21 Surface Stalls
Structure	Concrete
Site Size	27,929 SF / 0.641 Acres
List Price	\$13,440,000 (\$210,000/unit)

Condo Quality Interiors

Unit interiors have been renovated to a modern, condo-quality standard and provide up to 1,200 SF of living space. Updated finishes, in-suite laundry and several bi-level units with fenced yards position the Property to attract and retain quality tenants while supporting competitive market rents.



Investment Highlights

Durable Concrete Construction

Originally developed as a condominium in 1981, the Property features a reinforced concrete structure, providing exceptional long-term durability, lower insurance costs, reduced maintenance requirements, and lasting investment security.

Recent Capex Completed

The Property has benefited from significant recent capital improvements, including full balcony restoration (2021), modernization of both elevators (2023), replacement of all windows and balcony doors, and the installation of a new make-up air (MUA) unit serving the common areas. New ownership will inherit a well-maintained asset with the most capital-intensive upgrades already completed.

Stabilized Asset with Strong Occupancy

Liberty Quarters operates at approximately 97% occupancy with an established tenant base, providing stable day-one cash flow. The suite mix is comprised of approximately 80% one-bedroom units, complemented by a selection of spacious two- and three-bedroom bi-level suites that are well aligned with the rental demand profile of central Edmonton.

Strong Amenity Offerings

The Property features a dedicated fitness facility, an uncommon amenity among comparable rental buildings in the surrounding area. Fully accessible common areas and elevator service broaden the building's appeal to a diverse tenant demographic, while its location just steps from the North Saskatchewan River Valley provides residents with direct access to one of North America's largest urban trail networks.



Location Overview

The Property is situated east of Downtown Edmonton in The Quarters District, with direct sightlines toward the North Saskatchewan River Valley. Residents have immediate access to the river valley trail network, one of the largest urban park systems in North America that offers year-round walking, running, and cycling routes. The Royal Alberta Museum, Art Gallery of Alberta, City Hall, City Centre Mall, Rogers Place and the Winspear Centre are all within a short distance, placing tenants at the centre of Edmonton's cultural and civic life. Immediate access to the Downtown corridor provides everyday retail, dining, and service access.

Benefitting from rapid connectivity via 103 Avenue and Jasper Avenue, the Property gives tenants direct access to the city's core employment districts and regional arterial network. The Stadium LRT station on the Capital Line is accessible to the north, with multiple ETS bus routes serving the immediate area, making the Property a practical choice for transit-dependent tenants. Cyclists are served by bike lanes on nearby streets, providing efficient connectivity to various amenities and key locations in the area.

RESTAURANTS

- 1 Rob's Original Fried Chicken
- 2 Dogpatch
- 3 CRAFT Beer Market
- 4 Bianco
- 5 Chop Steakhouse & Bar
- 6 JOEY Bell Tower
- 7 Buco Pizzeria & Vino
- 8 The Lingnan
- 9 Padmanadi

SCHOOLS

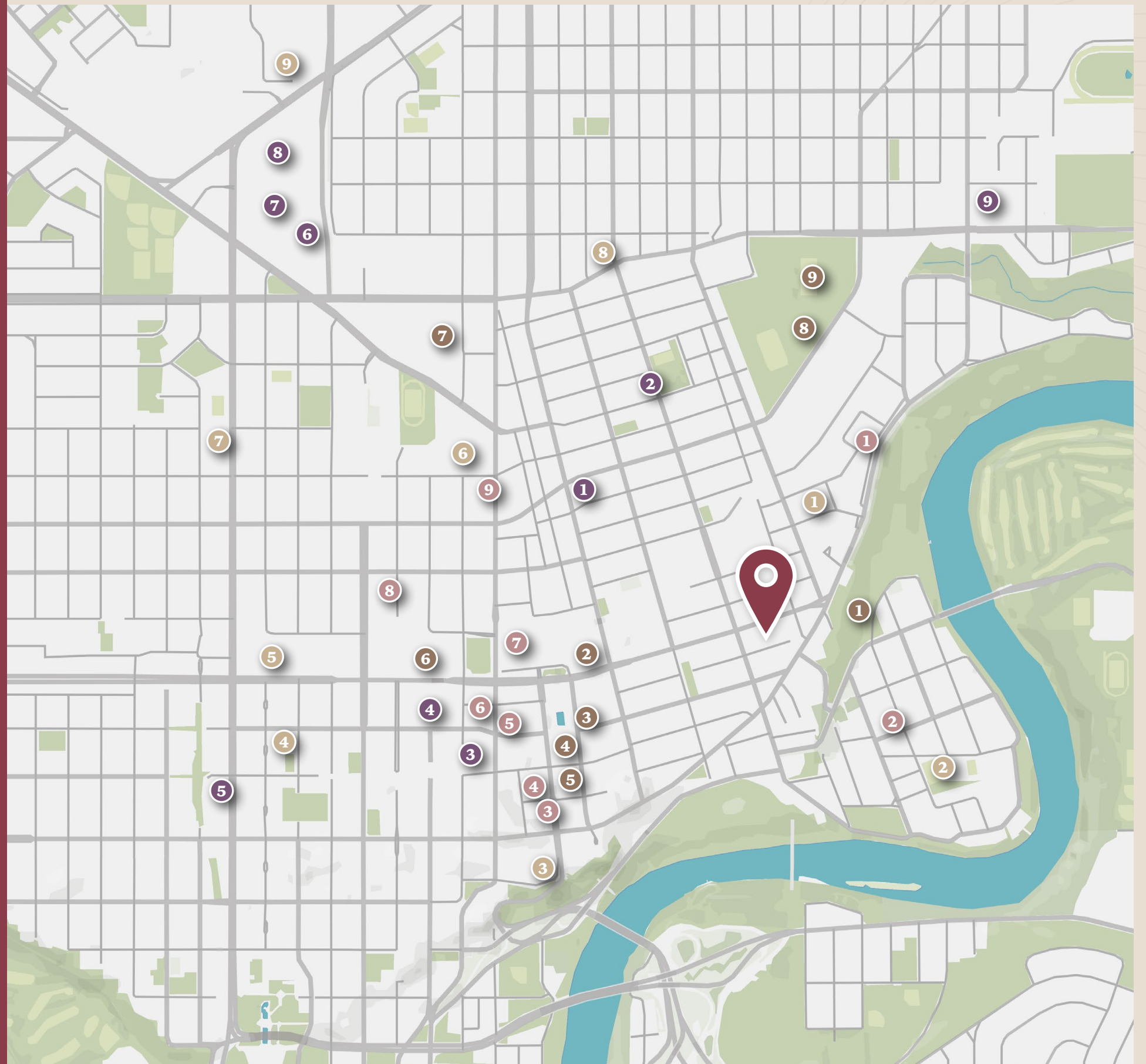
- 1 St. Teresa of Calcutta School
- 2 Riverdale School
- 3 Centre High Campus
- 4 Norquest College
- 5 MacEwan University
- 6 Victoria School of the Arts
- 7 St. Joseph Catholic High School
- 8 Norwood Public School
- 9 NAIT

RETAIL

- 1 Lucky Supermarket
- 2 Italian Centre Shop
- 3 City Centre Mall
- 4 Loblaws City Market
- 5 Save-on-Foods
- 6 Kingsway Mall
- 7 HomeSense
- 8 Walmart Supercentre
- 9 Save-on-Foods

AMENITIES

- 1 Dawson Park
- 2 Royal Alberta Museum
- 3 Churchill Square
- 4 Art Gallery of Alberta
- 5 Stanley A. Milner Public Library
- 6 Rogers Place & ICE District
- 7 Royal Alexandra Hospital
- 8 Commonwealth Recreation Centre
- 9 Commonwealth Stadium





Located next to North America's largest stretch of urban parkland, The Quarters Downtown is positioned to become a vibrant, flourishing community.

The City of Edmonton is financing \$99 million in infrastructure investments in The Quarters, including new residential and commercial development, as well as upgraded streetscaping and outdoor park design and construction.

Commonwealth Stadium

Stadium LRT Station

Commonwealth Rec Centre

Clarke Stadium

Riverside Golf Course

McNally High School

Dawson Park

Boyle Street Park

Boyle Street Plaza

95 Street

Quarters LRT Station

103A Avenue

102A Avenue

VALLEY LINE WEST LRT

Demographics

The Quarters

1961 to 1980

Dominant Period of Construction

77.7%

Rented Dwellings

13,257

Population (2025)

22.7%

Estimated Population Growth (2025-2030)

1.85

Persons per Household

Get in touch

Amit Grover
Principal
+1 780 953 1735
amit.grover@avisonyoung.com

Brandon Imada
Senior Vice President
+1 780 668 3750
brandon.imada@avisonyoung.com

Jandip Deol
Principal
+1 780 278 2791
jandip.deol@avisonyoung.com

Tracy Olmos
Associate
+1 780 288 0322
tracy.olmos@avisonyoung.com

Brannon Guenette
Client Services Coordinator
+1 587 400 9899
brannon.guenette@avisonyoung.com

Neil Mah
Analyst
+1 780 893 6234
neil.mah@avisonyoung.com

Visit us online
[avisonyoung.com](https://www.avisonyoung.com)

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