

80 Ave NW, Edmonton, AB

36 DOORS | 12 TITLES



OFFERED AT \$ 9,200,000!

PROPERTY HIGHLIGHTS

22636-22680 80 Ave NW, Edmonton, AB

Year Built:	2023
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Zoning:	RS
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Suite Mix:	12- Three-Bedroom Main Suites 12- One-Bedroom Basement Suites 12 - One Bedroom Garage Suites 36 Total Suites
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Lot Size:	3,084 m2
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Legal Description: Plan 2122962, Block 4, Lot 105-116

This offering is tailored for the sophisticated multi-family investor who understands the power of scale and CMHC leverage. Whether you're an experienced landlord expanding your portfolio, a high-income professional stepping into institutional-grade assets, or a partnership deploying capital strategically, this is a rare opportunity to control 36 modern doors with assumable MLI Select financing at up to 90% loan-to-value. It's built for buyers who value capital efficiency, predictable cash flow, and long-term portfolio growth, not projects or speculation.

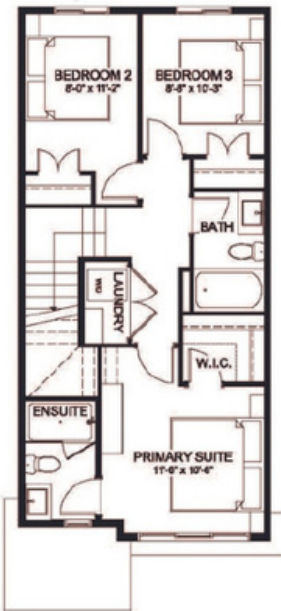
Priced to Sell at \$ 9,200,000!

Projected Income: \$60,204/month
CAP RATE of 4.76%

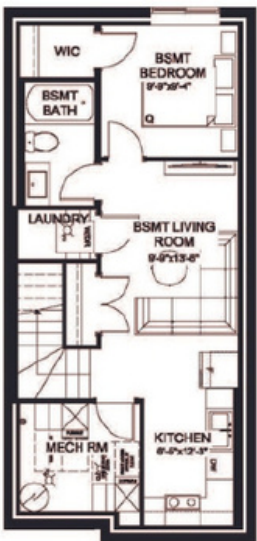
FLOOR PLANS



MAIN FLOOR
677 SQ. FT.



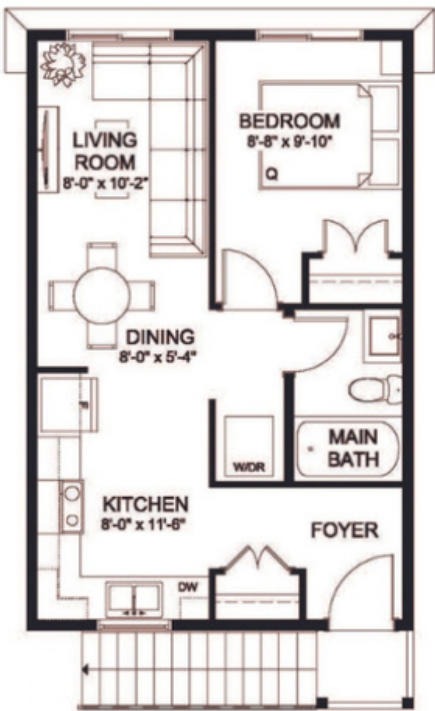
UPPER FLOOR
615 SQ. FT.



BASEMENT SUITE
527 SQ. FT.



GARAGE
504 SQ. FT.

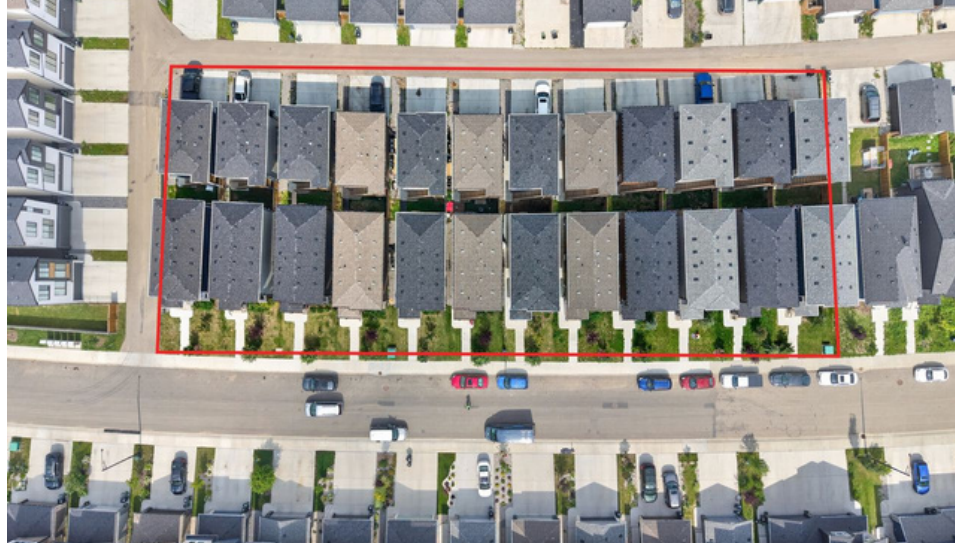


GARDEN SUITE
504 SQ. FT.

PROPERTY PHOTOS



LOCATION



KEY MARKET DRIVERS

Proximity to Major Employment Nodes (Acheson Industrial Area)

West Edmonton provides direct access to Acheson, one of Alberta's largest industrial employment hubs, supporting stable rental demand from trades, logistics, and industrial workers.

Infrastructure Expansion (Lewis Farms Recreation Centre & LRT Expansion)

Major public infrastructure investments, including the new Lewis Farms Rec Centre and west-end LRT expansion, increase livability and typically drive long-term property value appreciation.

Strong Retail & Amenity Anchors (Winterburn Costco Corridor)

The Winterburn retail corridor, anchored by Costco and major national tenants, creates convenience-based rental demand and reinforces neighbourhood stability.

Access to Major Transportation Arteries (Whitemud Drive & Anthony Henday)

Immediate connectivity to Whitemud Drive and Anthony Henday enhances tenant mobility, widens the employment catchment area, and strengthens rental resilience.

Relative Affordability Compared to Other Major Canadian Markets

Immediate connectivity to Whitemud Drive and Anthony Henday enhances tenant mobility, widens the employment catchment area, and strengthens Edmonton continues to offer superior price-to-rent ratios compared to Vancouver, Toronto, and Calgary, allowing investors to achieve stronger cash flow metrics.

Population Growth & Interprovincial Migration into Alberta

Alberta's net in-migration trend is fueling rental absorption, supporting occupancy stability and upward rental pressure in high-demand submarkets like the west end.



OFFERING DETAILS

CONFIDENTIALITY

By accepting this initial Property Offering (IPO) prospective buyers agree to hold and treat them and their contents in the strictest confidence. Prospective Buyers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this or any of its contents or any part thereof without the prior written consent of the Owner or Loeffler & Co. Realty.

Prospective buyers will not use or permit this IPO to be used in any manner detrimental to the interests of the Owner, Loeffler & Co. Realty, or their affiliates or for any other purpose than a proposed purchase of the Property. The terms and conditions in this section with respect to confidentiality will relate to all Sections of the IPO as if stated independently therein.

DISCLAIMER

The information contained herein (the "information") is intended for informational purposes only and should not be relied upon by recipients hereof. Although the Information is believed to be correct, its accuracy, correctness, or completeness cannot be guaranteed and has not been verified by either Real Broker, Loeffler & Co. Realty, or any of its affiliates, nor do they guarantee, warrant, or assume any responsibility or liability of any kind with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the Information.

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INDEMNIFICATION

In exchange for specific good and valuable consideration provided by the Seller and Loeffler & Co. Realty, including without limitation, the delivery of this IPO, the receipt and sufficiency of which is hereby acknowledged by the prospective Buyers.

Prospective Buyers hereby agree to indemnify the Seller and Loeffler & Co. Realty, and their affiliates against any compensation, liability or expense (including attorney's fees) arising from claims by any other party the Buyer had dealings with in connection with the sale of the Property, or in connection with a breach by the prospective Buyer of its obligations as described herein.

In no event shall any prospective Buyer or any of its agents or contractors contact any governmental authorities concerning the Property or make any physical inspection or testing of the Property, without the prior written consent of the Seller or Loeffler & Co. Realty.