ALBERTA AVENUE 6-PLEX

1 Building
6 Doors

Turnkey Rental

OFFERED AT:

$564,900

Strategy: Long-Term Buy and Hold / Future Development

Predictable.
Durable.
Uncomplicated.

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EXECUTIVE SUMMARY

Stable. Dependable. Resilient.

Here is a purpose-built income property in the heart of Alberta Avenue. This is the kind of asset investors wait for: stabilized, efficient, and built for consistent cash flow.

Positioned on a quiet, tree-lined street, this 3-storey building offers six self-contained units, including five well-proportioned 1-bedroom suites and one studio, thoughtfully designed to attract a steady, workforce-driven tenant base.

Inside, each suite delivers practical layouts, durable finishes, and comfortable living spaces that prioritize function and long-term livability over flash; exactly what drives reliable tenancy in this market segment.

Operational efficiency is at the forefront. Separate electrical meters streamline expense management, while a central boiler system with in-floor heating provides consistent, cost-effective warmth throughout the building, enhancing tenant comfort while reducing maintenance complexity.

Recent capital upgrades, including new shingles and other infrastructure updates completed over the past two years, further reinforce the turnkey nature of this investment.

Outdoors, a fenced backyard adds defined space for tenants, while the double garage and additional parking increase convenience and overall rental appeal. The location supports a strong and stable tenant profile, with proximity to Royal Alexandra Hospital and Northern Alberta Institute of Technology, as well as nearby industrial and employment corridors. This continues to drive consistent demand from renters seeking affordability and accessibility.

This is a clean, income-generating asset with the fundamentals investors look for: multiple doors, efficient systems, strong tenant demand, and minimal operational friction.

PROPERTY DETAILS

Address:	11446 92 St NW, Edmonton
Legal Description:	Plan RN43A, Block 44, Lot 17
Year Built:	1912
Suite Mix:	5 - 1BR/1BA, 1 - Studio
Lot Size:	367.88 m2
Zoning:	RS - Small Scale Residential
Parking:	Double Garage
Construction:	Wood Frame, Concrete Foundation
Power:	Separately Metered Suites
Heating:	In-Floor Hot Water Heat

If your focus is reliable income over speculation, this property fits the model. Six self-contained units, separately metered power, and a central boiler system create a streamlined, cost-efficient operation designed for consistency. The suite mix and location naturally attract a stable, workforce-driven tenant base, reducing turnover and supporting dependable occupancy. With recent capital upgrades already completed, this is a clean, turnkey opportunity to add scale and steady yield to your portfolio without unnecessary complexity.

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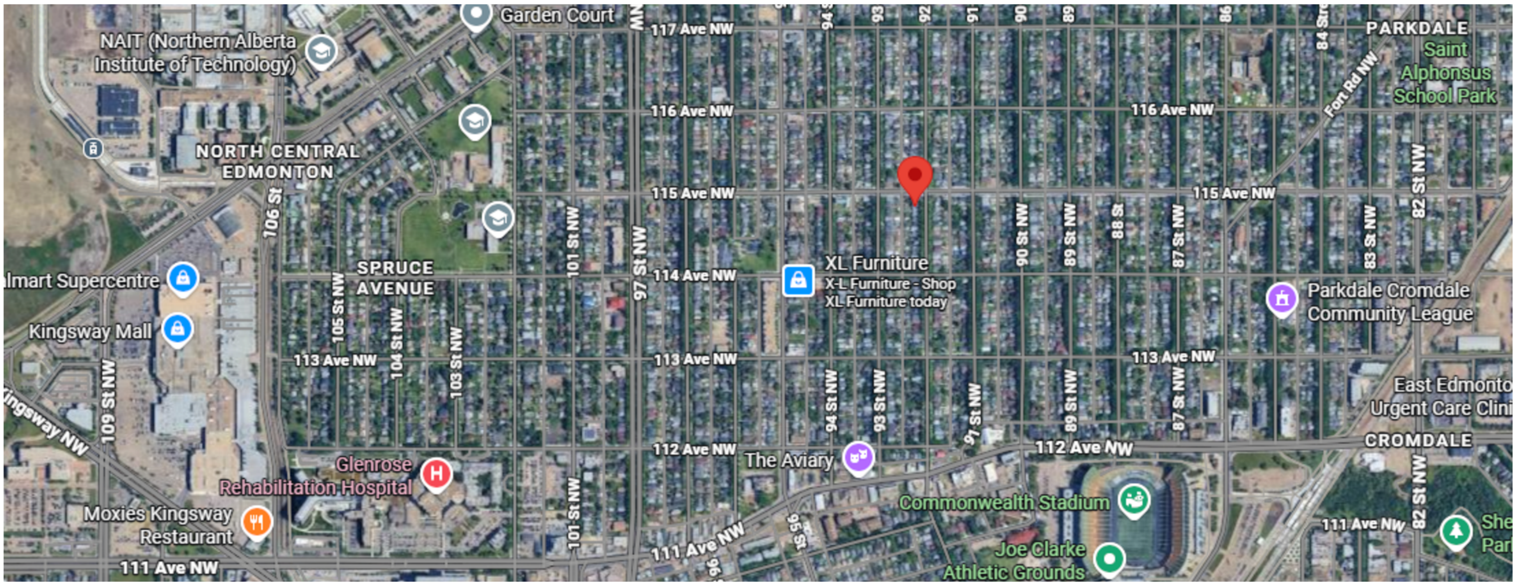
THE NUMBERS

Purchase Price	$			564,900.00
		Current		Potential
Monthly Rental Income		$ 5,560.00		$ 5,900.00
Annual Rental Income		$ 66,720.00		$ 70,800.00
Additional Income				
n/a		$ -		$ -
Monthly Gross Income		$ 5,560.00		$ 5,900.00
Annual Gross Income		**$ 66,720.00**		**$ 70,800.00**
Vacancy	**3%**	$ 2,001.60		$ 2,124.00
Gross Operating Income (GOI)		$ 64,718.40		$ 68,676.00
Expenses				
Management	**8%**	$ 5,337.60		$ 4,896.00
Property Tax		$ 4,427.53		$ 4,427.53
Insurance		$ 3,708.49		$ 6,012.00
Utilities		$ 9,587.86		$ 9,600.00
R&M	**8%**	$ 5,004.00		$ 5,310.00
Caretaker		$ -		$ -
Net Operating Expenses (NOE)		**$ 28,065.48**		**$ 30,245.53**
Net Operating Income (GOI - NOE)		$ 36,652.92		$ 38,430.47
Capitalization Rate		**6.49%**		**6.80%**

Rent Roll

Unit	Unit Type	Current Rent/Month	Potential Rent/Month
#	BR/BA	$	$
1	1/1	$895	$950
2	Studio	$820	$850
3	1/1	$900	$950
4	1/1	$895	$950
5	1/1	$1,020	$1,050
6	1/1	$850	$950
Garage	--	$180	$200
		$5,560	$5,900

LOCATION



Click HERE to see more Photos

KEY MARKET DRIVERS

Workforce Housing Demand is Deep and Durable
A large segment of renters in this area relies on affordable, practical housing, creating consistent demand that is less sensitive to market cycles.

Limited Competing Supply in This Asset Class
Purpose-built 6-unit properties in this price range are relatively scarce, which helps preserve tenant demand and supports long-term rental stability and pricing power.

Affordable Rent Bracket = Lower Vacancy Risk
Units positioned at accessible price points tend to fill faster and stay occupied longer, reducing downtime and leasing costs.

Multi-Unit Scale Improves Income Resilience
With six doors under one roof, income risk is diversified. One vacancy has minimal impact on overall performance.

Infrastructure and Access Support Tenant Retention
Strong connectivity to transit routes, arterial roads, and nearby amenities keeps daily life convenient for tenants, encouraging longer stays.

Cost-Efficient Systems Protect Net Income
Features like separate electrical metering and a central boiler with in-floor heating help control operating expenses and simplify management, supporting stronger, more predictable returns.