



HIGHLAND APARTMENTS

16 Unit Multifamily

16 TWO-BEDROOM SUITES | REDEVELOPMENT OPPORTUNITY

5703-5733 - 118 AVENUE | EDMONTON, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAI EDMONTON.COM

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NAICommercial



Building Overview

16-unit multifamily property consisting of two-bedroom suites located on 118 Avenue NW in Edmonton's Highlands neighbourhood. Each suite features its own in-suite laundry. Solid rental asset with consistent performance.



Unit Mix & Income

16 x 2-Bedroom suites. Current rents approximately \$1,250 – \$1,350 per month. Trailing 6-month average gross income ~\$17,400/month (~\$209,000 annualized). Stabilized NOI supported at approximately \$127,500 based on recent performance.



Utilities & Operating Expenses

Landlord-paid utilities (heat, water, garbage). Tenant pays electricity. In-suite laundry in every unit. Property taxes approximately \$23,500 (2025).



Amenities & Site Features

In-suite laundry, private entries on all units, surface parking available.



Location Highlights

Highlands neighbourhood – convenient access to 118 Avenue amenities, ETS transit, Eastglen Leisure Centre, shopping, and major routes (Wayne Gretzky Drive / Yellowhead).



Additional Information

AREA AVAILABLE	16 Units (all 2-Bedroom)
LEGAL DESCRIPTION	Plan 3642AJ Blk 21 Lot 10, 9, 8, 7
SITE/YARD SIZE	11,088 sq.ft.±
ZONING	RM h16
YEAR BUILT	1949
HEATING	Boiler
PARKING	On site
PROPERTY TAXES (2025)	Approximately \$23,500
SALE PRICE	\$2,475,000
NOTES	16 two-bedroom suites each with in-suite laundry. Strong recent performance with trailing 6-mo annualized gross income ~\$209k and NOI ~\$127.5k. Proforma available. Managed by PROPEX. Ideal for investor seeking stable multifamily cash flow in Edmonton Highlands or redevelopment opportunity





Highland Apartments

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