

FOR SALE

APARTMENT BUILDING IN OLD STRATHCONA

10126 - 87 AVENUE NORTHWEST | EDMONTON, ALBERTA



\$1,750,000
Sale Price

This meticulously maintained, 12-unit apartment building in the heart of Old Strathcona is offered by its original owner-builder for the first time. The property combines immediate stability and recent updates with clear rental revenue upside. Additionally, it offers incredible strategic value for developers and growth-oriented investors, as it can be purchased alongside the adjacent development lots for a larger project.

- **Perfect Location:** Right across from a park and school in a great neighbourhood.
- **Room to Grow Income:** You can increase the current rents to match today's market rates.
- **Great Shape:** Very well-maintained, with some apartments recently renovated.
- **Quality Build:** The building has double drywall, which means better fire safety and less noise between apartments.
- **Bonus Potential:** If you want to expand, this property can be bought and combined with the empty development lots right next door.

Disclaimer: A complete Due Diligence Package containing detailed financial and operational information is available upon request. Access is strictly contingent upon the receipt of a signed Confidentiality Agreement.

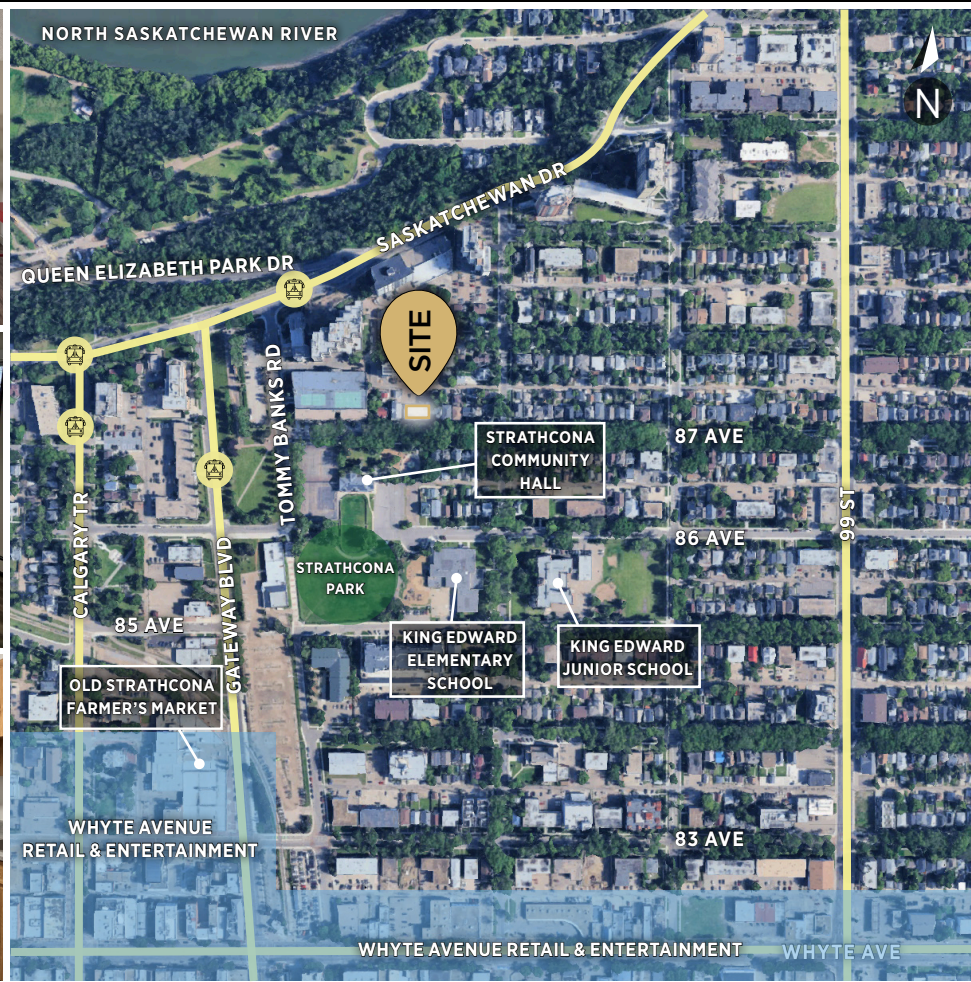
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DRIVE TIMES From Site

Whyte Avenue
500 m | 2 min

Whitemud Drive
4.5 km | 10 min

Yellowhead Trail
6.5 km | 15 min

Anthony Henday
11.5 km | 20 min

International Airport
30.5 km | 30 min

PROPERTY DETAILS

MUNICIPAL ADDRESS
10126 - 87 Avenue NW | Edmonton, Alberta

LEGAL DESCRIPTION
Plan 2221019, Block 114, Lot 30

LOT SIZE
± 11, 360 SF

AVAILABLE SUITES
4 large bachelors (with walls)
6 one bedroom
2 two bedrooms

PARKING
12 tenant reserved stalls

ZONING
RM - Medium Scale Residential 

DEMOGRAPHICS 2026 | 5 km

 **165,000**
Current Area Population

 **\$105,000**
Average Household Income

 **2.2%**
5-Year Population Growth

 **33**
Median Age

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.

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