FOR SALE



BEACON PLACE

11832 45 Street Northwest, Edmonton, Alberta

PRICE \$649,900.00

PROPERTY INFORMATION

Welcome to Beacon Place! This gorgeous 4 plex is located on a huge corner lot in the Community of Beacon Heights. Most of the homes in Beacon Heights are single and semi- detached homes built in the decade leading up to amalgamation. Higher density housing is located closer to commercial areas and traffic routes. The focus of the community activity in Beacon Heights is the Beverly Jubilee Park and the adjoining Beacon Heights Community League facilities. Pride of ownership can be seen throughout this 1.5 Storey wood frame building with brick and stucco exterior. Built in 1970, this building consists of 4 spacious two-bedroom units. All units are individually metered for electricity. Surface paved parking. Very well maintained, rarely a vacancy, large units with balconies and a location that is good as it gets. Easy to manage with 100% occupancy providing steady cash flows. This property is ideal for first time investors or increase unit count to your existing multi-family portfolio. Tremendous Value/ROI

8,072 SF

LOT SIZE

1970 Year built

Jaime Lopresti VP Multi-Family Investments, Terry Paranych Real Estate Group jaime@paranych.com 780.868.7345



#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, & 2021*

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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 should be independently verified by the Purchaser/Tenant. "based on commercial commissions 2017, 2018, 2019, & 2021.

ADDITIONAL PHOTOS











ADDITIONAL PHOTOS



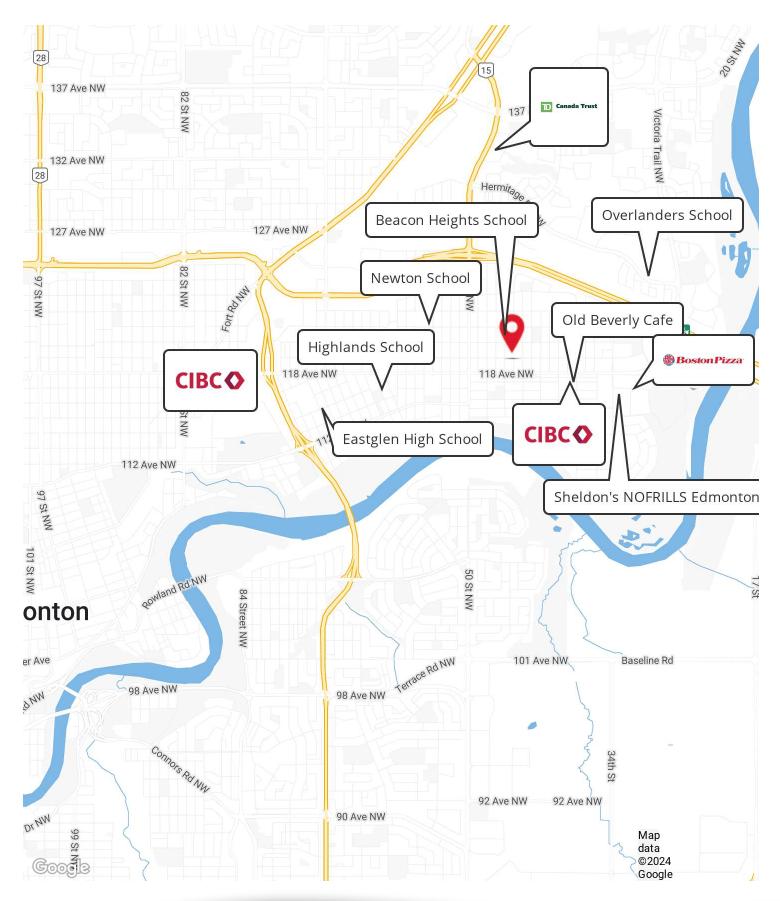








LOCATION MAP





DEMOGRAPHICS MAP & REPORT



Population

Total Population:3143

Average Age:42

Average Age (Male):44

Average Age (Female):42

Households & Income

Total Households: 1265

Average HH Income: \$55,000.00

Average House Value : \$260,000.00

Demographics data derived from AlphaMap



RENT ROLL

Suite	Bedrooms.	Bathrooms	Rent	Market Rent.	Sec Dep	Lease Start.	Lease End
101	2	1	\$800.	\$1295	\$700	06/01/2022	05/31/2023
102	2	1	\$1050	\$1295.	\$950	12/01/2022.	11/30/2023
201	2	1	\$1050	\$1295	\$950	08/01/2022.	07/31/2023
202	2	1	\$1200	\$1295.	\$1030	06/01/2024	05/31/2025
Totals			\$4,100.	\$5,180.	\$3,630		
Average	S		\$1,025.	\$1,295.	\$907		



INCOME & EXPENSES

Income Summary		Beacon Place
Rental Income		\$40,950.00
Laundry Income		\$645.00
Net Income	Table Totals	\$41,595.00



OPERATING EXPENSES

Expense Summary

	Total	Year
Property Taxes	\$5,901	2023
Insurance	\$2715	2023
Repairs/Maintenance Unit Replacements/Utilities	\$14,095	2023
Gross Operating Expenses	\$22,711	2023
Gross Operating Income	\$18,884	2023

	Total	Year
Total	Table Totals	2023

