

SOUTHFORT VILLAGE

8401 SOUTHFORT BOULEVARD, FORT SASKATCHEWAN

NEW PRICE



RE/MAX
COMMERCIAL®

RE/MAX EXCELLENCE
COMMERCIAL DIVISION

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commercialyeg.ca

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

O:780.429.1200

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.

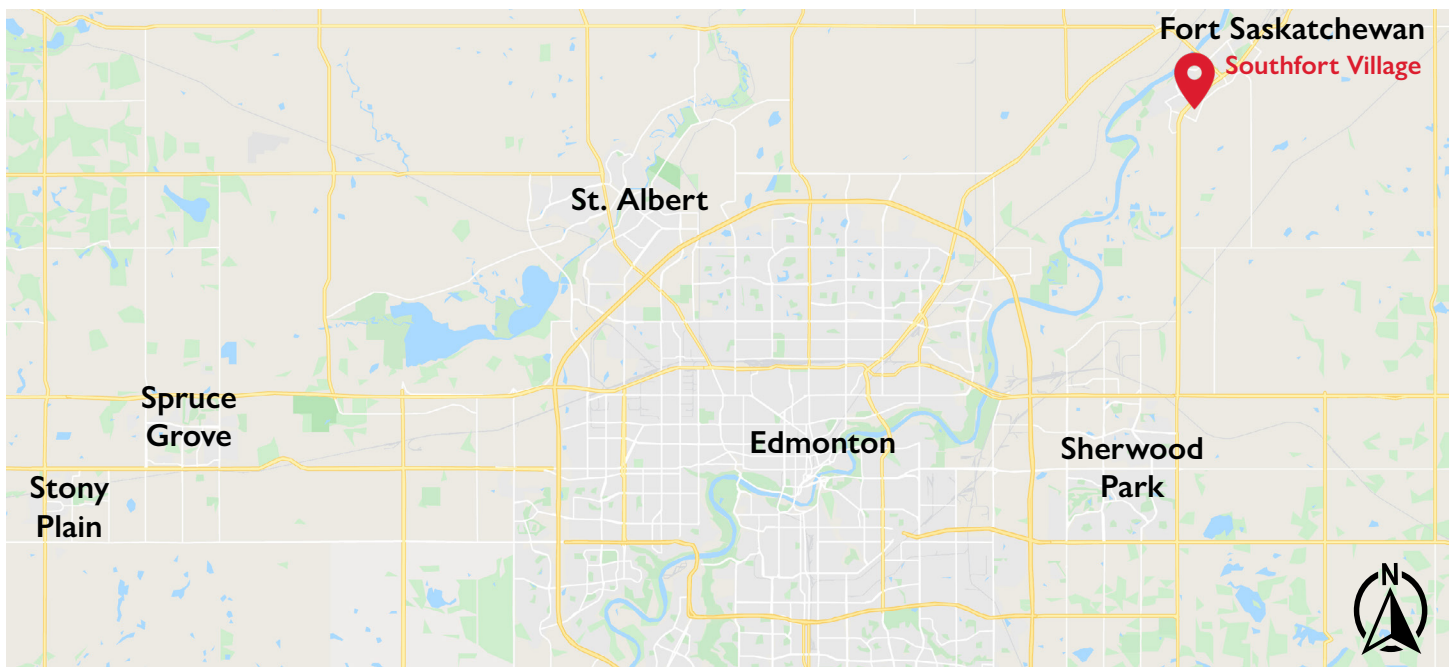
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PROPERTY DETAILS

Municipal Address:	8401 Southfort Boulevard, Fort Saskatchewan
Legal Description:	Plan 0825272; Block 5; Lot 9
Neighbourhood:	Southfort
Year Built:	2015
Number of Units:	106
Zoning:	RMH — High Density Multiple Residential
Site Size:	5.76 AC more or less
Suite Mix:	106 Three-Bedroom Suites
Parking:	Over-Sized Single Attached Garage
Structure:	Wood Frame over engineered concrete slab at grade
Current Vacancy:	Less than market of 3%
Price:	\$26,000,000 (\$245,000 per Door) @5.8% cap rate on proforma NOI



GREATER EDMONTON AREA

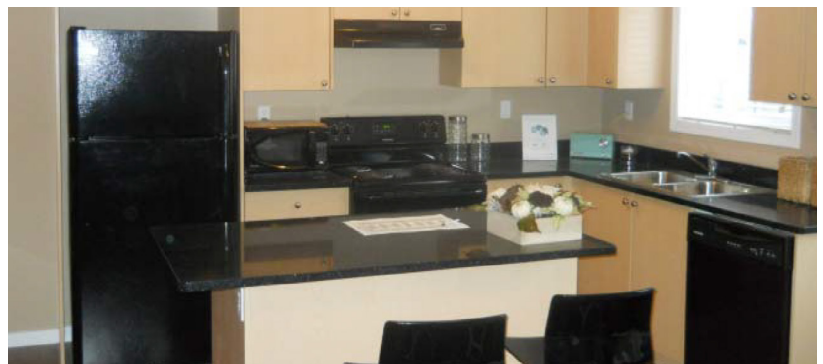


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PROPERTY OVERVIEW

- + 106 townhouse complex
- + 14 buildings
- + All suites are three-bedrooms all of which are located on the second floor
- + Two full bathrooms upstairs with half bath on main floor
- + Each unit is 1195 square feet with the end units comprising 1203 square feet
- + Primary bedrooms enjoy four piece en-suite
- + Stacked washer dryer located on second floor
- + Five appliances
- + Separate mechanical system for each suite
- + Utilities are separately metered
- + 60 square foot deck at the rear of each unit
- + Parking apron easily accommodates an additional vehicle



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LOCATION



For the confidential information memorandum (CIM), please contact:



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