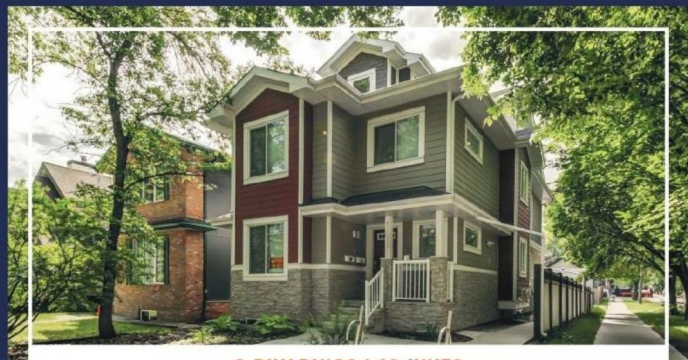


FOR SALE

THE GARNEAU COLLECTION

A COLLECTION OF THREE BOUTIQUE PURPOSE-BUILT RENTAL PROPERTIES LOCATED IN THE HEART OF EDMONTON'S HIGHLY SOUGHT-AFTER GARNEAU COMMUNITY



3 BUILDINGS | 12 UNITS



Edmonton Alberta

\$4,600,000

Visit the Listing Brokerage (and/or listing REALTOR(R)) website to obtain additional information. The Garneau Collection - A collection of three boutique purpose-built rental properties located in the heart of Edmonton's highly sought-after Garneau Community. Comprising of two triplexes and one sixplex, the portfolio offers a total of 12 residential suites strategically located in the heart of Garneau, just steps from the University of Alberta, University of Alberta Hospital, Whyte Avenue, and the Edmonton River Valley. The Properties benefit from a diverse and resilient tenant base driven by students, healthcare professionals, university faculty and young professionals seeking a highly walkable, amenity-rich lifestyle. The Garneau Collection presents investors with immediate in-place cash flow alongside meaningful opportunities to enhance revenue through operational efficiencies, and continued rental growth in one of Edmonton's most supply-contained multifamily markets. The portfolio's proximity to major employment centres, postsecondary institutions, rapid transit, and premier lifestyle amenities positions it for sustained occupancy and long-term value appreciation. With Garneau continuing to experience strong rental demand and limited opportunities to acquire multiple assets within the neighbourhood. The Garneau Collection represents a compelling investment opportunity to secure a well-located boutique multifamily portfolio in one of Edmonton's most desirable urban communities. Three Addresses being sold together: 10751 85 Avenue (Sixplex with 2 bedrooms in each unit) 4363 sqft site size; 11007 85 Avenue NW (Triplex with 2 units having 3 bedrooms and 1 unit with 5 bedrooms) 4362 sqft site size; 11053 84 Avenue NW (Triplex with 2 units having 3 bedrooms and 1 unit with 5 bedrooms), 4349 sqft site size. (id:6769)

Listing Presented By:



Originally Listed by:
HonestDoor Inc

<https://www.honestdoor.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.