



## 12035 82 Street Edmonton AB

\$2,016,000

NAI Commercial Real Estate, have been retained by the Court of King's Bench of Alberta on an exclusive basis to arrange for the Judicial sale of Former Rutherford Place Apartments, located at 12035 - 82 Street in Edmonton, Alberta (the "Property"). The Multi- Family property consists of a 3-storey wood-frame construction building with 18 suites. Value Add Property: There is strong potential to grow the Net Operating Income through in-suite renovations and the mark-to-market of rents in a rising rental rate environment. Historically Low Vacancy and Turnover: The Property has a history of low vacancy rates. Location: The neighbourhood benefits from access to major arterial roadways such as 82 Street with 25,100 vehicles per day (City of Edmonton 2022) and Yellowhead Trail with 75,000 vehicles per day (City of Edmonton 2022).

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc

[vcaputo@naiedmonton.com](mailto:vcaputo@naiedmonton.com)

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)