FOR SALE

8 SUITE APARTMENT BUILDING

8205 - 85 Avenue NW, Edmonton, AB



HIGHLIGHTS

- 8 suite walk-up apartment building
- 4 – 2 bedroom and 4 – 1 bedroom
- Close to Bonnie Doon Mall
- Across the street from an LRT station
- Fully occupied
- Great investment

MARCUS SCHWABE

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CoStar POWER BROKER 2018 Top Broker Award

ROYAL PARK REALTY™

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

8 Suite Apartment Building For Sale | 8205 - 85 Ave NW, Edmonton, AB


SUITE 202 - KITCHEN


SUITE 202 - LIVING ROOM


SUITE 202 - BEDROOM


SUITE 202 - BATHROOM

Property Details & Financials

ADDRESS	8205 - 85 Ave NW Edmonton, AB	**LAND SIZE**	0.193 acres ± (781.779 m^2 ±)
LEGAL DESCRIPTION	Plan: 7636AJ; Block: 4; Lot: 30 & 31	**HEATING**	Hot water boiler
ZONING	RM h16 (Medium Scale Residential)	**PRICE**	**$1,600,000.00**
YEAR BUILT	1968	**PROPERTY TAXES**	$10,798.22/yr (2025)

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SUITE 101 - KITCHEN


SUITE 101 - LIVING ROOM


SUITE 101 - BEDROOM 1


SUITE 101 - BEDROOM 2

PROPERTY FEATURES

- Fully Tenanted
- 4 – 2 Bedroom Apartments
  1 second floor, 1 main floor and 2 lower lever
- 4 – 1 Bedroom Apartments
  2 second floor and 2 main floor
- Coin operated on-site laundry
- 8 energized parking stalls (1 per apartment)
- Very Close to LRT station and Bonnie Doon Mall
- Well maintained
- Local ownership

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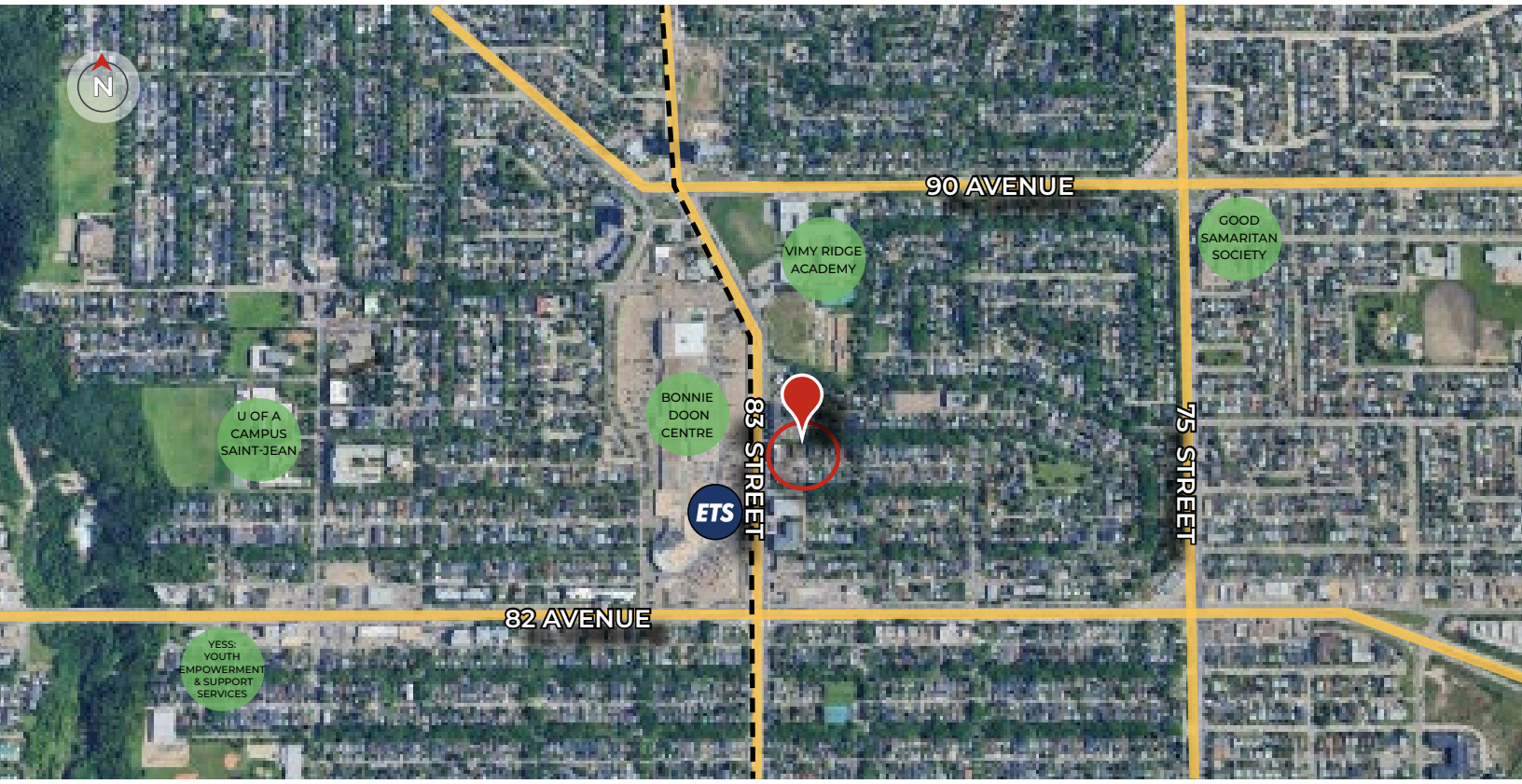
Property Location | 8205 85 Avenue NW, Edmonton, AB





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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Marcus Schwabe, BSc. BEd, Senior Associate,



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Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the Costar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, three grandchildren and a dog.

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