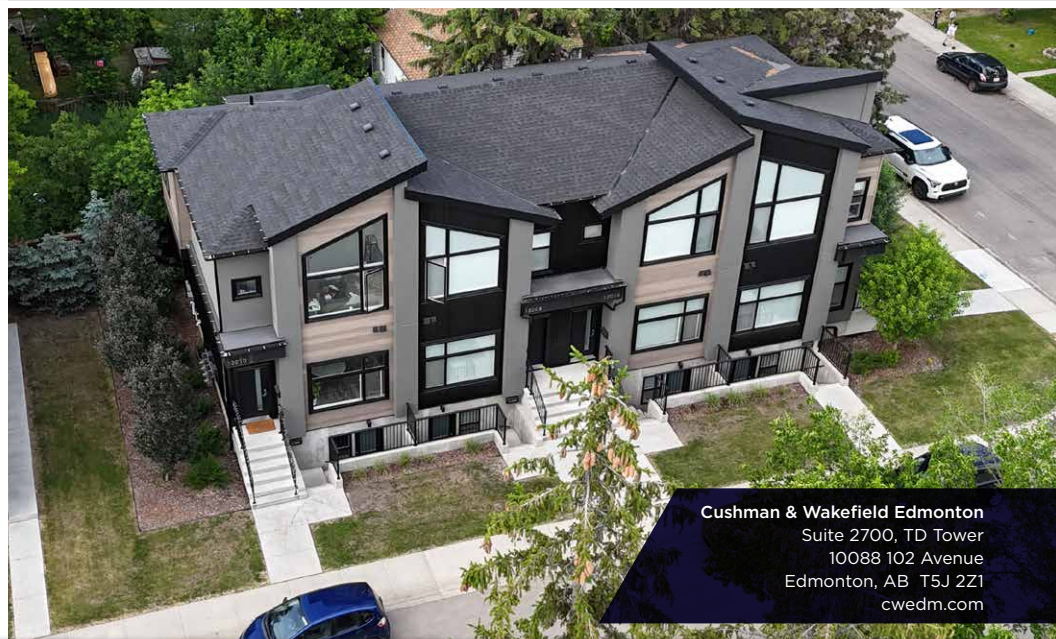




# INVESTMENT SALE HIGH QUALITY TOWNHOUSE PORTFOLIO



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## THE HIGHLIGHTS



**CMHC Financing in Place**



**Stable Cash Flow**



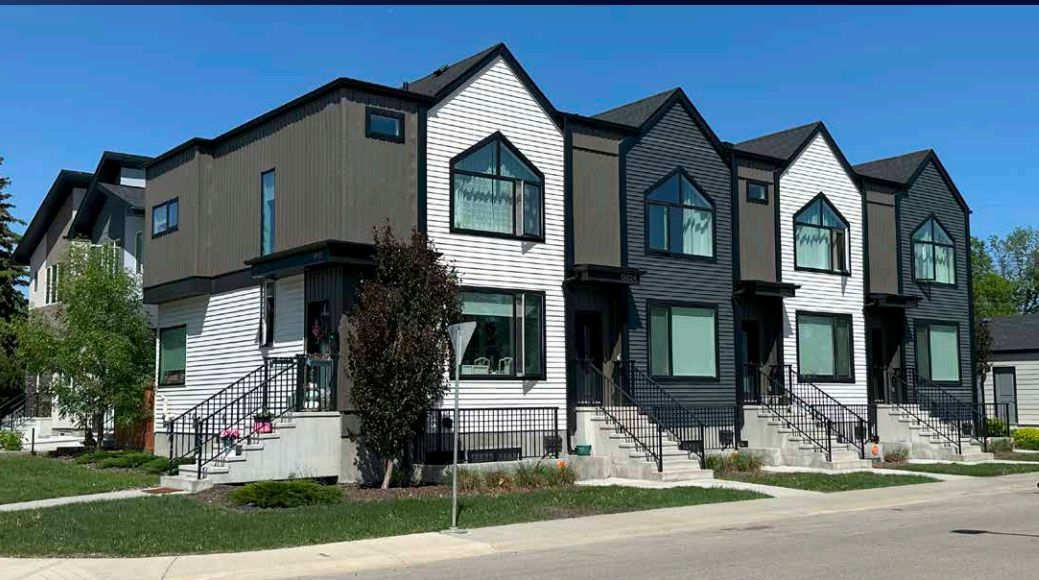
**Quality / New Construction**



**Four Garage Units Per Building**



**Close to amenities including all amenities at Jasper Gates Square (FreshCo, London Drugs and future LRT)**





# THE OPPORTUNITY

Cushman & Wakefield Edmonton is proud to offer for sale a premium portfolio of four modern, contemporary townhouse-style 8-plexes strategically located in the desirable Jasper Gates, West Jasper Place, and Sherwood neighborhoods of Edmonton, Alberta.

These recently built properties—constructed within the past four years—showcase outstanding curb appeal and contemporary architectural design, enhancing their long-term investment value. Each 8-plex features a dedicated four-unit garage, providing secure, convenient parking for tenants and adding to the appeal of these high-quality residential assets.

This portfolio represents a compelling opportunity for investors seeking stable, income-generating multifamily properties in mature, well-connected Edmonton communities. The properties' modern finishes, attractive layouts, and prime locations cater to a wide range of tenants, making them a versatile addition to any multifamily investment strategy.



BIRCH

SPRUCE

## PORTFOLIO HIGHLIGHTS

- A+ location 10 mins to Downtown
- Premium Walkable Location
- Close to Transit & Future LRT Station
- Contemporary Design by EQRES Development
- Individual Entry For Each Home
- Private Detached Garage (4 Available)
- Private BBQ Deck/Patio (Upper Units)
- Programmable Thermostat For Efficient Heating
- Spacious 9' - 12' ceiling heights
- High Quality Residential Assets
- Windows by All-Weather
- LED Lighting Package Throughout
- Contemporary Brushed Nickel Hardware
- Short walk to future west line LRT & river valley





# INVESTMENT DETAILS

## PROPERTIES

9402 150TH STREET (BIRCH)  
9345 151ST STREET (SPRUCE)  
15024 99TH AVENUE (JASPER WEST)  
9902 150TH STREET (CREST)

**STABILIZED NET OPERATING INCOME**  
\$471,903

## PRICE

\$9,300,000

## FINANCING

CMHC (TO BE ASSUMED)

DETAILED INFORMATION AVAILABLE WITH  
SIGN CONFIDENTIALITY AGREEMENT.



**9402 150th Street**



## **BIRCH SUITE MIX**

Main/2nd Floor Unit 1: 3 bedrooms, 3 baths

Main/2nd Floor Unit 2: 2 bedrooms, 3 baths

Main/2nd Floor Unit 3: 2 bedrooms, 3 baths

Main/2nd Floor Unit 4: 3 bedrooms, 3 baths

Basement Unit 1: 1 bedroom, 1 bath

Basement Unit 2\*: 1 bedroom, 1 bath

Basement Unit 3\*: 1 bedroom, 1 bath

Basement Unit 4: 1 bedroom, 1 bath

\*CMHC Affordable Unit



# SPRUCE SUITE MIX

Main/2nd Floor Unit 1: 3 bedrooms, 3 baths

Main/2nd Floor Unit 2: 2 bedrooms, 3 baths

Main/2nd Floor Unit 3: 2 bedrooms, 3 baths

Main/2nd Floor Unit 4: 3 bedrooms, 3 baths

Basement Unit 1: 1 bedroom, 1 bath

Basement Unit 2\*: 1 bedroom, 1 bath

Basement Unit 3\*: 1 bedroom, 1 bath

Basement Unit 4: 1 bedroom, 1 bath

\*CMHC Affordable Unit

## 9345 151st Street





# JASPER WEST SUITE MIX

Main/2nd Floor Unit 1: 3 bedrooms, 3 baths

Main/2nd Floor Unit 2: 3 bedrooms, 3 baths

Main/2nd Floor Unit 3: 3 bedrooms, 3 baths

Main/2nd Floor Unit 4: 3 bedrooms, 3 baths

Basement Unit 1\*: 1 bedroom, 1 bath

Basement Unit 2 (furnished): 1 bedroom, 1 bath

Basement Unit 3 (furnished): 1 bedroom, 1 bath

Basement Unit 4\*: 1 bedroom, 1 bath

\*CMHC Affordable Unit

## 15024 99th Avenue







9902 150th Street

## CREST SUITE MIX

Main/2nd Floor Unit 1: 3 bedrooms, 3 baths

Main/2nd Floor Unit 2: 2 bedrooms, 3 baths

Main/2nd Floor Unit 3: 2 bedrooms, 3 baths

Main/2nd Floor Unit 4: 3 bedrooms, 3 baths

Basement Unit 1: 1 bedroom, 1 bath

Basement Unit 2\*: 1 bedroom, 1 bath

Basement Unit 3\*: 1 bedroom, 1 bath

Basement Unit 4: 1 bedroom, 1 bath

\*CMHC Affordable Unit



# INTERIOR HIGHLIGHTS

## KITCHEN

- Contemporary Dual Tone Matte White and Wood Cabinetry w/ integrated appliances
- European hinges on upper cabinets
- Two-tone cabinets with glass accents
- Designer Solid Quartz Countertops
- Kitchen Island w/Breakfast Bar Seating
- Open Concept Layout
- Built in Pantry & Office Area
- Designer Tile Backsplash
- Under Cabinet LED Lighting

## APPLIANCE PACKAGES

- Stainless Steel 4-door Refrigerator
- Stainless Steel Smooth-top Range
- Integrated Microwave Rangehood
- Stainless Steel Full Size 24" Dishwasher

## FLOORING

- Luxurious Vinyl Plank Wood Flooring
- High Quality Carpeting and Underlay in Stairs & Hallways

## BEDROOMS

- Large Windows for Extra Light
- Custom Closet Organizers
- Pre-wired for Ceiling Fans (Master)
- Large Walk-in Master Ensuite Closet

## BATHROOMS

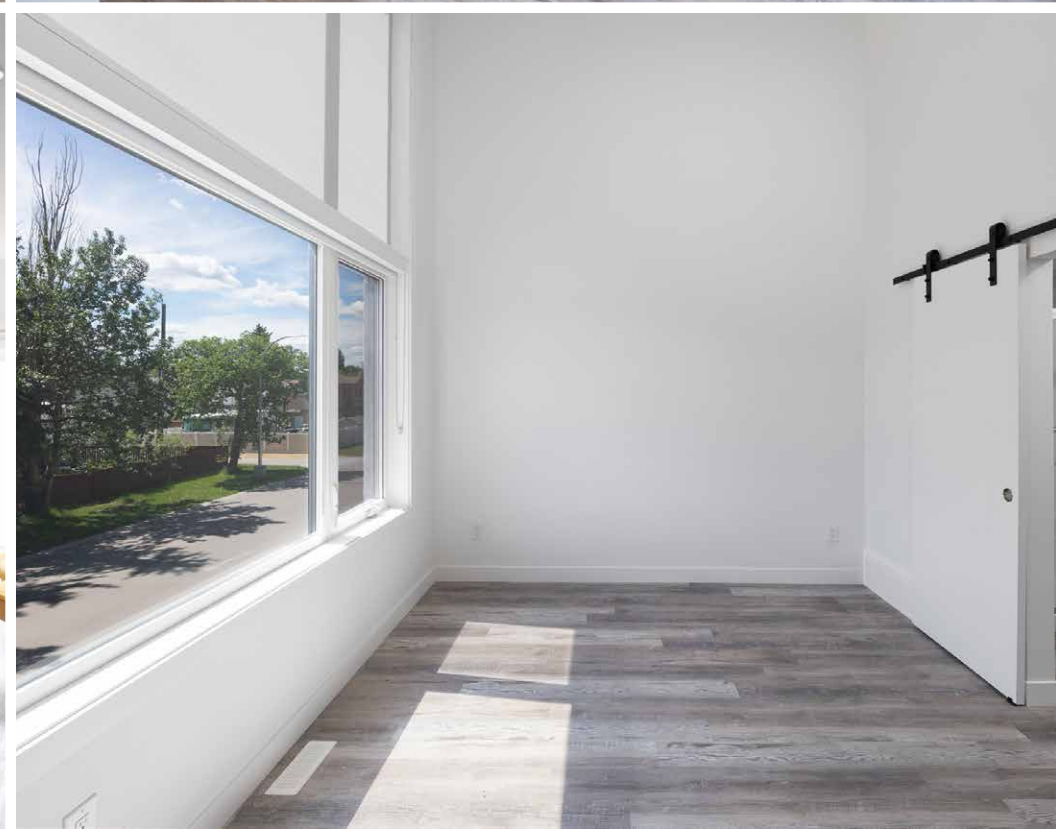
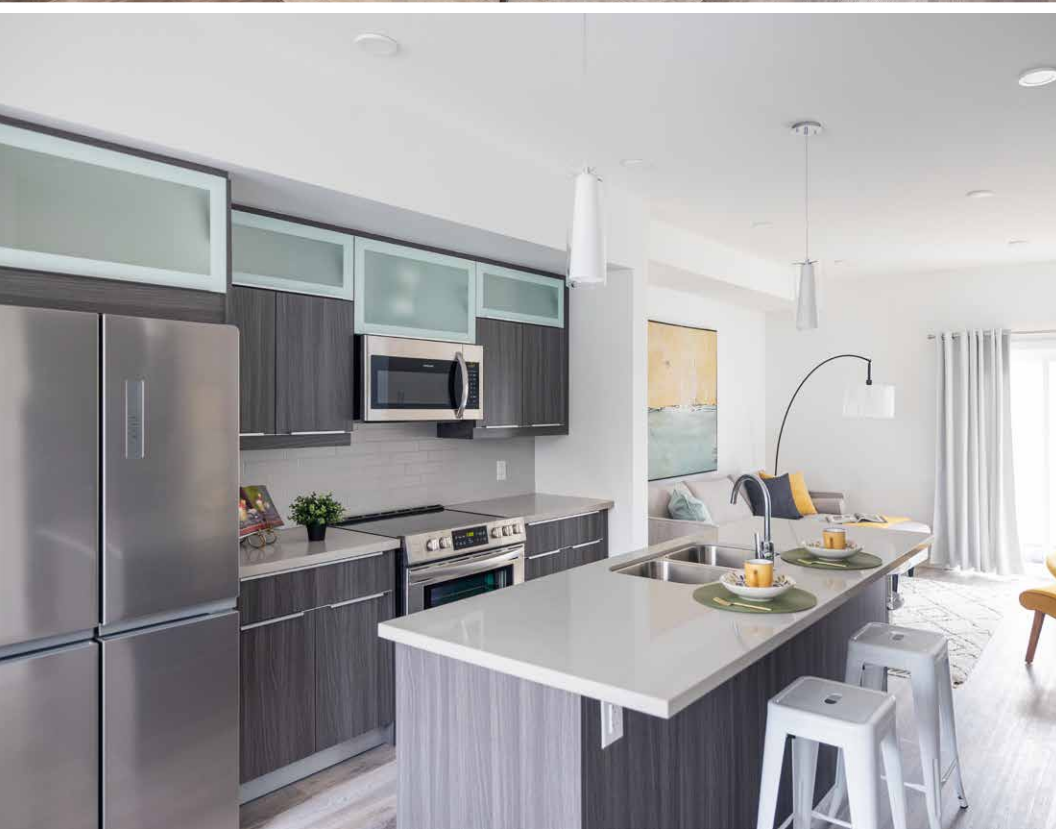
- Dual Sinks in Ensuite Bathrooms
- Designer Porcelain Tile
- Integrated Soaker Tubs
- Built-in extra wall mount storage
- Brushed Nickel Plumbing Fixtures
- Soft Close Toilets
- Contemporary Cabinetry w/Soft Close Drawers
- Luxurious Solid Quartz Countertops

## ADDITIONAL FEATURES

- In-Suite Front-Load Laundry
- Blocks From Jasper Gates Shopping Complex
- Pet friendly units (subject to interview)
- Close walking distance to MacKinnon Ravine Park
- Included Roller Blind Package

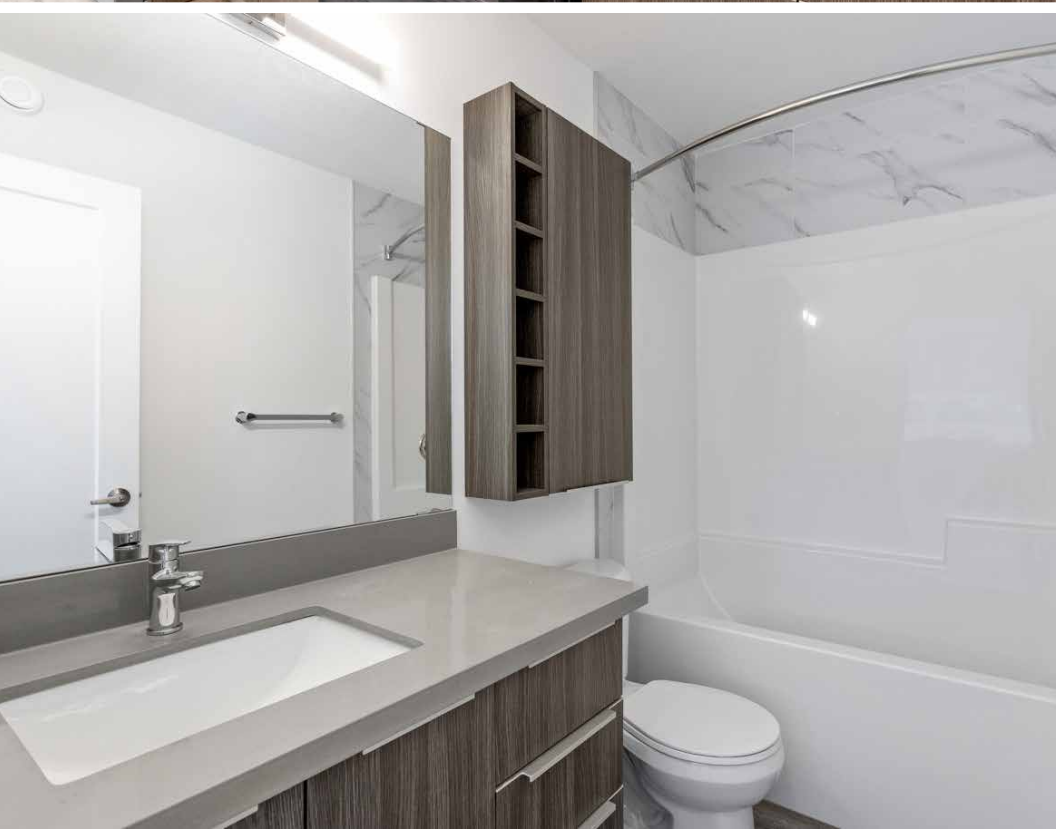
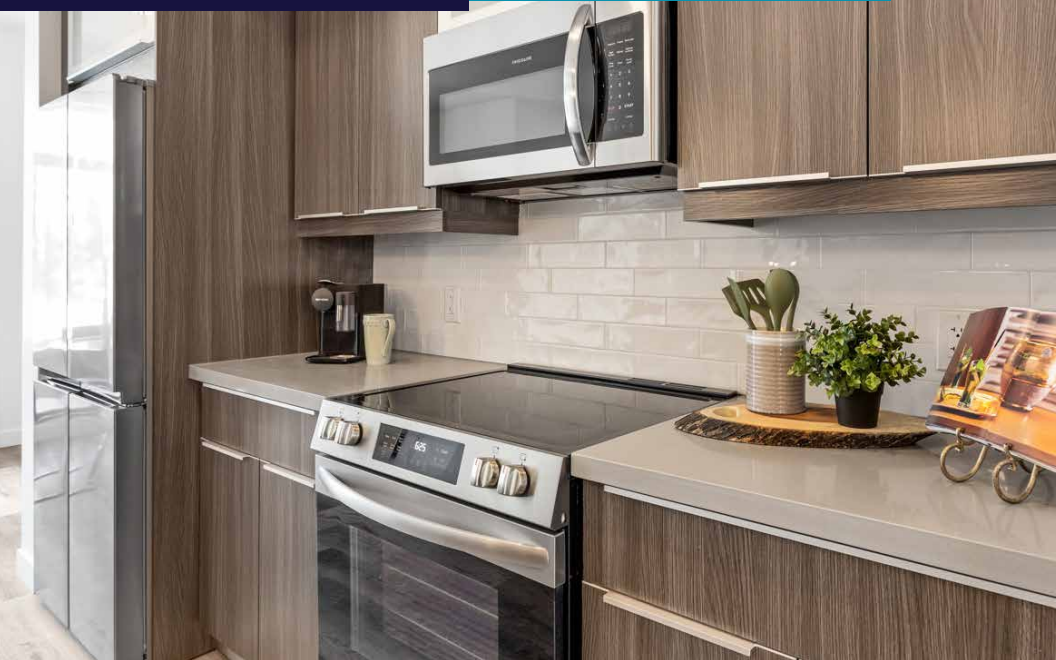


# INTERIOR PHOTOS





# INTERIOR PHOTOS





# AERIAL VIEW

Jasper Place LRT  
Station

STONY PLAIN ROAD

Stony Plain /  
149 Street Station

100 AVENUE

JASPER WEST

FRESH CO  
Lowering food prices

CREST

FUTURE LRT

156 STREET

149 STREET

Glenwood /  
Sherwood LRT  
Station

95 AVENUE

SPRUCE

BIRCH

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