

FOR SALE



SELF-STORAGE OPPORTUNITY

12112 - 67 STREET, EDMONTON, AB

RECEIVERSHIP SALE

www.cwedm.com



118 AVENUE (14,061 VPD)

the exclusive offering of a newly constructed selfstorage facility strategically positioned in Edmonton, Alberta. This high-quality, purpose-built asset offers a diverse mix of unit sizes catering to both residential and commercial storage demand in a rapidly densifying trade area. The property benefits from strong market fundamentals, including limited competing supply, growing population density, and proximity to major arterial routes. Comprising 206 ground-level units, 102 second-floor units, and 80 vehicle storage stalls, the facility represents an opportunity to acquire a stabilizing, income-producing investment in one of Canada's most resilient alternative real estate sectors.

PROPERTY DETAILS

Municipal Address: 12112 - 67 Street, Edmonton

Legal Description: Plan: 1922245, Block: 14, Lot: 3

Zoning: IM - Medium Industrial

Neighbourhood: Montrose

Lot Area: 3.03 Acres

Building Area: Main Floor: 55,077 SF

Second Floor: 16,834 SF **TOTAL: 71,911 SF**

Self Storage Units: Ground Level Units: 206

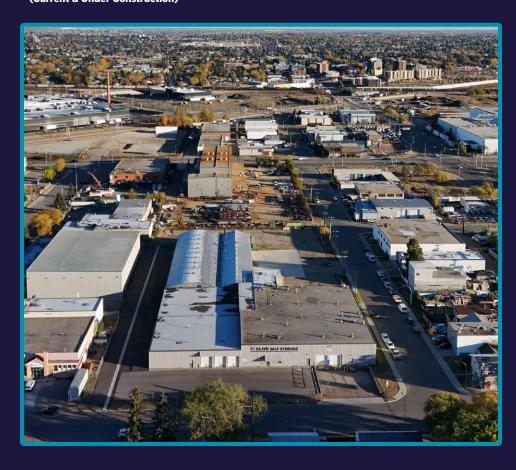
Second Floor Units: 102

Vehicle Storage: 80

Limousine Storage: 1 (rented to tenants)
Office Units: 2 (rented to tenants)

Leaseable Area:
(Current & Under Construction)

33,423.9 SF





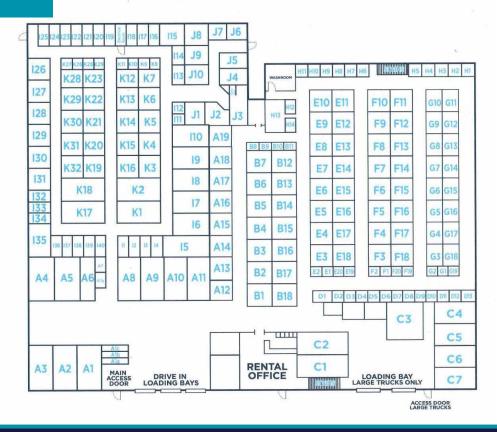


FINANCIAL DETAILS

Current Annual Gross Income	\$504,853.20
Current Annual Expenses	\$392,370.00
Potential Annual Gross Income	\$1,102,296.00
Stabilized (90% Occupancy)	\$992,066.40
Potential Stabilized Net Income	\$599,696.40
Cap Rate	6.31%
Property Taxes (2025)	\$111,271.74
Current Occupancy	41%
Sale Price	\$9,500,000.00

SITE MAP









DEMOGRAPHICS













3KM

5KM



VEHICLES PER DAY

66 Street: 10.355 Yellowhead Trail: 60.495

POPULATION

1KM 4,992 **3KM**

5KM 66,850 204,452

1KM 2,031

3KM 27,428

HOUSEHOLD

5KM 82,749

1KM \$98,606

\$1100,304

\$103,725



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