

OPPORTUNITY TO PURCHASE SELF-STORAGE FACILITY



SELF-STORAGE OPPORTUNITY

12112 - 67 STREET, EDMONTON, AB

RECEIVERSHIP SALE

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AERIAL VIEW



PROPERTY HIGHLIGHTS

Cushman & Wakefield Edmonton is pleased to present the exclusive offering of a newly constructed self-storage 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



POPULATION

1KM	3KM	5KM
4,992	66,850	204,452



HOUSEHOLD

1KM	3KM	5KM
2,031	27,428	82,749



AVERAGE INCOME

1KM	3KM	5KM
\$98,606	\$1100,304	\$103,725



VEHICLES PER DAY

66 Street: 10,355
Yellowhead Trail: 60,495