



For Sale

Killarney Manor

9108 – 127 Avenue NW, Edmonton, Alberta

14 Residential Rental Suites in the Killarney Neighbourhood



The Opportunity

JLL Alberta Multifamily have been retained by the Vendor on an exclusive basis to arrange for the sale of Killarney Manor, located at 9108 – 127 Avenue NW, in Edmonton, Alberta (the “Property”). Killarney Manor is a well-maintained 14-suite apartment building located in the Killarney neighbourhood of north Edmonton.

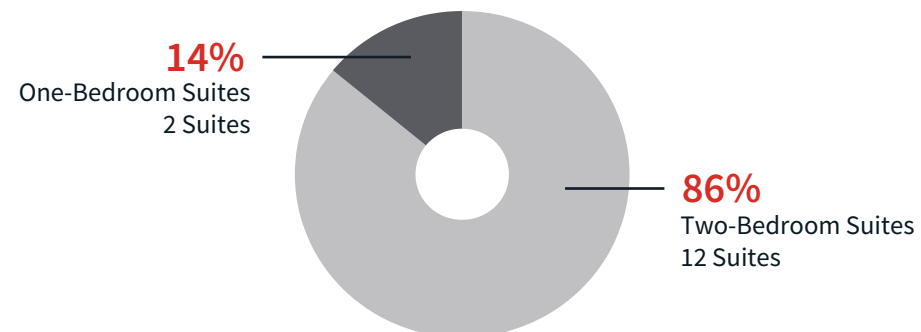
The Property is being offered with an Asking Price of \$1,400,000 (\$100,000/suite). The opportunity can be acquired free and clear of any existing financing. Expressions of interest will be dealt with as received. For more information, please sign and return the Confidentiality Agreement (“CA”) for access to JLL’s Data Room.

Investment Highlights



Desirable Suite Mix

Dominantly two-bedroom suites, catering well to the area’s demographics.



Value-Add Opportunity

Strong opportunity to increase the Net Operating Income through in-suite renovations and the mark-to-market of rents in a rising rental rate environment.



Convenient Access to Core Amenities

Located in the established Killarney neighbourhood, the Property is a short drive to ample retail amenities and services, including Northgate Centre, Griesbach Village and Londonderry Mall, as well as multiple schools and parks.



Location Overview

Located in the Mature Killarney Neighbourhood

Located in the mature Killarney neighbourhood, the Property is less than a ten-minute drive to a number of retail amenities and services. Within a short drive, residents at Killarney Manor have each access to a variety of grocery and pharmacy services including Safeway and Walmart at Northgate Centre, No Frills and Shoppers Drug Mart at Londonderry Mall, and numerous fast service restaurants at Griesbach Village, along 97 Street and along 82 Street.

Accessibility to the Property and for residents to move through the city is easy, with proximity to a number of arterial roadways including 97 Street, 82 Street, Yellowhead Trail and 127 Avenue.

Families living at Killarney Manor have numerous education options for their children, with seven schools from K-12 within a five-minute drive.

Drive Times

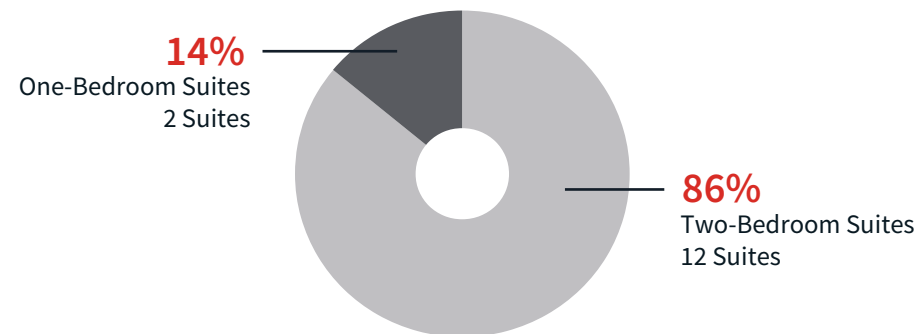
Location	Total Driving Time
Londonderry Mall	6 minutes
Northgate Centre	4 minutes
Griesbach Village	5 minutes
NAIT	6 minutes
Royal Alexandra Hospital	10 minutes



Killarney Manor

9108 – 127 Avenue NW,
in Edmonton, AB

Legal Description	Plan 4542KS, Block 45, Lot 27
Construction	2.5-storey walk-up, wood frame construction
Neighbourhood	Killarney
Size	16,652 SF
Current Zoning	RA7 – Low Rise Apartment Zone
Year Built	1968
Building Features	<ul style="list-style-type: none">• Large suite sizes• On-site laundry• Proximity to schools, and amenities
Suite Mix Breakdown	One-Bedroom 2 Suites (14%)
	Two-Bedroom 12 Suites (86%)
	Total 14 Suites (100%)
Asking Price	\$1,400,000 (\$100,000/suite)



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All inquiries regarding the Property should be directed to
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