



Investment Opportunity

Lexus Manor

10651 - 106 Street NW, Edmonton, Alberta

12 Residential Rental Suites in Central Edmonton



Investment Opportunity

JLL Alberta Multifamily has been retained by the Vendor on an exclusive basis to arrange for the sale of Lexus Manor located at 10651 – 106 Street NW, Edmonton, Alberta (the “Property”). Lexus Manor is an exceptionally well-maintained, 12-suite apartment building located in the mature neighbourhood of Central McDougall.

The Property is being offered with an Asking Price of \$1,110,000 (\$92,500 per suite). Attractive financing to be assumed. 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



Immediate Access to Core Amenities

Lexus Manor is ideally located north of downtown Edmonton and has access to core amenities including award-winning restaurants, boutique shops, post-secondary institutions, and essential services.



Value-Add Opportunity

The Property provides room for further suite improvements, which in turn could lead to increased rents and value. A new boiler was installed at the Property in 2015, and a number of the suites have been renovated with new vinyl plank flooring.



Proximity to Public Transit

The Property is an eight-minute walk to MacEwan Light Rail Transit (LRT) Station and an 11-minute walk to Kingsway/Royal Alex LRT station, both providing direct access to the University of Alberta, Southgate Centre, Northern Alberta Institute of Technology (NAIT), and other areas of the city. There are also numerous bus stops nearby.

Property Summary

Municipal Address	10651 - 106 Street NW, Edmonton, AB	
Legal Description	Plan B3, Block 5, Lot 216	
Neighbourhood	Central McDougall	
Zoning	CB1 - Low Intensity Business Zone	
Site Area	7,502 SF	
Construction Type	2.5-storey, wood-frame, walk up	
Year Built	1960	
Building Features	<ul style="list-style-type: none">• Refrigerator• Oven/Stove• Cable/Internet Ready• Carpet/Lino Throughout• On-Site Laundry Facility• Outdoor Parking• Pet-Friendly Building	
Suite Mix Breakdown	12 - One-Bedroom Suites (100%)	

Location Overview

Lexus Manor is located in the neighbourhood of Central McDougall in central Edmonton. The neighbourhood is desirable to many tenants, as MacEwan University and Rogers Place/ICE District are within walking distance. Also nearby are an abundance of restaurants and cafes including Taco Nova, Café Amore, Buco Pizzeria & Vino Bar, Denny's, Subway, and Starbucks.

There are several pharmacies and grocery stores within close proximity, such as Shoppers Drug Mart, Safeway, and Walmart Supercentre. Not only is there plenty of shopping nearby, the Property is situated near Kingsway Mall, a shopping destination with over 175 stores and services.

Just a five-minute walk from the Property is Central McDougall Park, which includes a playground for children, green space, and a community garden. There is excellent access to the rest of the city via arterial roadways such as 111 Avenue and 109 Street, several bus stops throughout the neighbourhood, and Kingsway/Royal Alex LRT Station, which is just an 11-minute walk from the Property.

Drive Times

LESS THAN 10 MINUTE DRIVE



Caffe Sorrentino - 2 Minute Drive

Buco Pizzeria - 3 Minute Drive

Dollarama - 5 Minute Drive

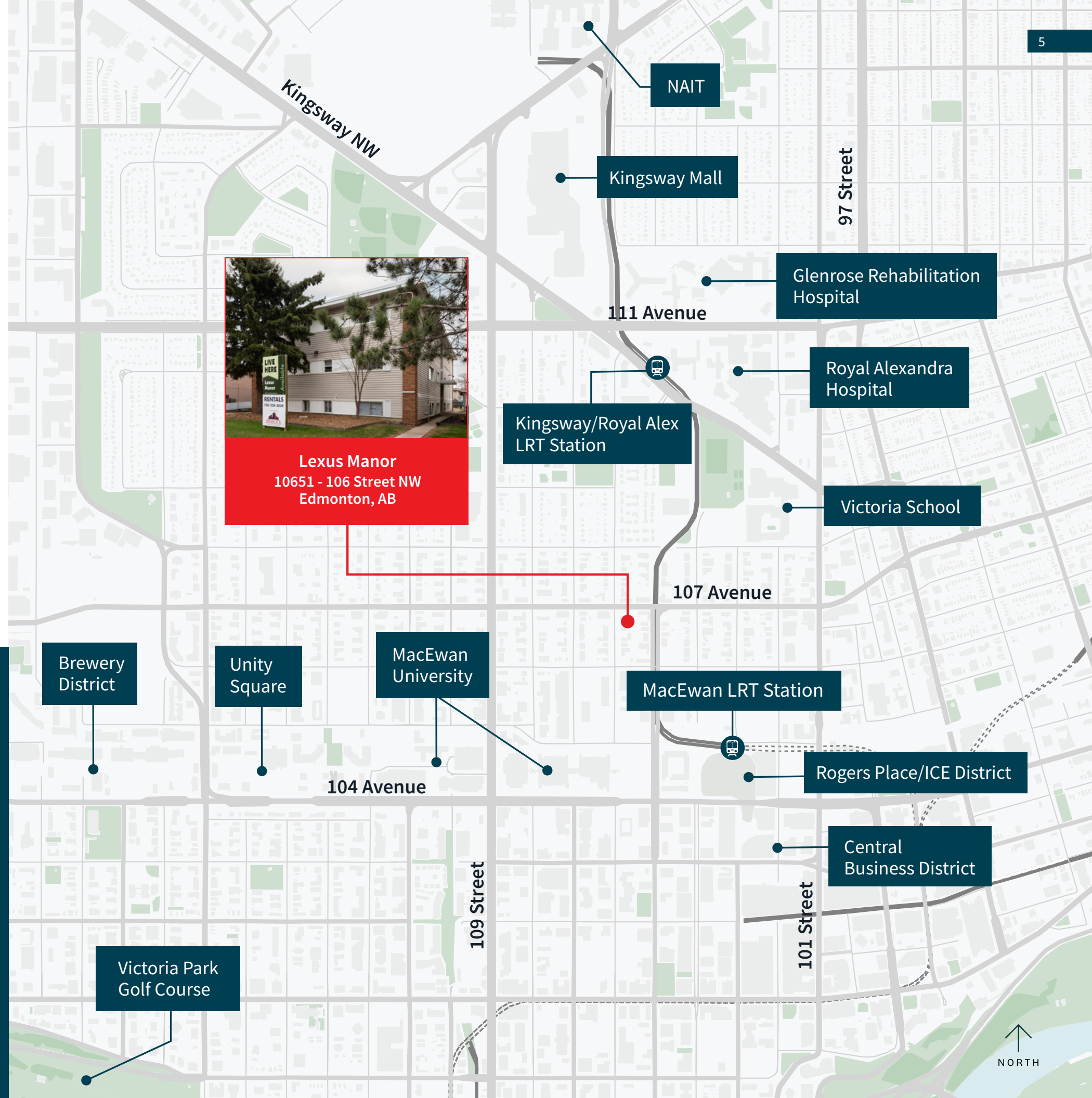
London Drugs - 5 Minute Drive

Royal Alexandra Hospital - 5 Minute Drive

Kingsway Mall - 5 Minute Drive

Commonwealth Stadium - 5 Minute Drive

Walmart Supercentre - 5 Minute Drive





Investment Opportunity | 10651 - 106 Street NW, Edmonton, Alberta

Lexus Manor

All inquiries regarding the Property should be directed to JLL Alberta Multifamily:

SAMUEL DEAN

Senior Vice President
(780) 328 2560
Samuel.Dean@jll.com

TYLER HERDER

Vice President
(780) 328 2576
Tyler.Herder@jll.com

ISABELLE MILLIGAN

Sales Associate
(780) 328 2583
Isabelle.Milligan@jll.com



Jones Lang LaSalle Real Estate Services, Inc.

Suite 2101, TD Tower | 10088 - 102 Avenue | Edmonton, AB T5J 2Z1
jll.ca

DISCLAIMER: Although information has been obtained from sources deemed reliable, neither Owner nor Jones Lang LaSalle Real Estate Services, Inc. (JLL) makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved. 051524 1112