



Investment Sale Opportunity

Eastwood Apartments

11925 – 81 Street NW, Edmonton, Alberta

26 Residential Rental Suites in North Central Edmonton

 **JLL** SEE A BRIGHTER WAY

Investment Opportunity

Jones Lang Lasalle Real Estate Services, Inc. (“JLL”) has been exclusively retained to offer for sale a 100% freehold interest in **11925 – 81 Street NW In Edmonton, Alberta** (“Eastwood Apartments” or the “Property”). Eastwood Apartments presents the opportunity to acquire 26 residential suites in the neighbourhood of Eastwood just northeast of downtown.

The Property is being offered with a list price of \$3,562,000 (\$137,000 per Suite). The Property is available to prospective purchasers free and clear of any financial encumbrances. Expressions of interest to purchase will be reviewed as received. No offer, regardless of form or content will create any binding legal obligation upon the Vendor or the Advisor until fully executed by the Vendor and Purchaser. Please sign and return the Confidentiality Agreement (“CA”) for JLL Data Room access.

For more information, please contact JLL Capital Markets, Multifamily:

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Property Overview

Address	11925 - 81 Street NW, Edmonton, Alberta	
Neighbourhood	Eastwood	
Legal Description	Plan RN63; Blk2; Lot 11, 12, 13	
Zoning	RM h16 - Medium Scale Residential	
Site Size	+/- 22,500 Square Feet	
Property Type	3.5 Storey	
Year Built	1970	
Construction	Wood-Frame Construction	
Suite Mix Breakdown	One-Bedroom	14 (54%)
	Two-Bedroom	8 (31%)
	Three-Bedroom	4 (15%)
	Total	26 (100%)
Parking	26 Paved, Energized Surface Parking Stalls	



The Property offers upgraded 1, 2 & 3 bedroom suites with modern laminate flooring, private balconies, and full appliance packages including in-suite laundry – delivering modern finishes that meet renters expectations.



Property Highlights



Professional Onsite Management



Open-Concept Living Areas & Spacious Floor Plans



Turn-Key Rental Condition



Private Balconies on all Above-Ground Suites



Secure Keyless Entry



In-Suite Storage Space



Consistent Interior Maintenance



Ample Resident Parking Amounting to One Stall Per Suite



Upgraded Soundproofing



Roof Replaced in 2015

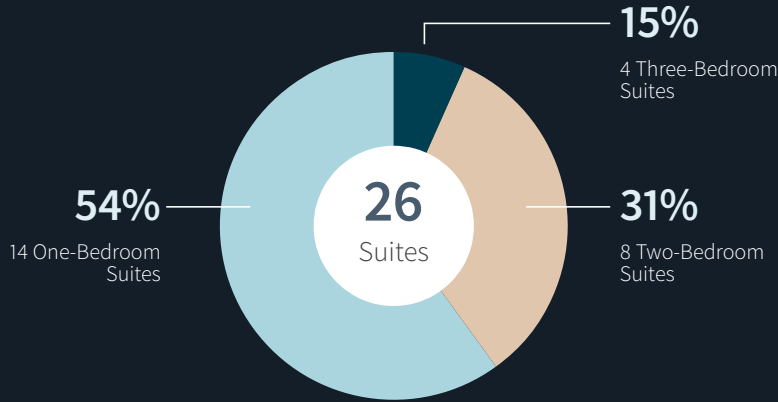


Vinyl Siding Replaced with Hardie Board in 2015



Boiler Replaced in May 2022

Suite Mix Breakdown



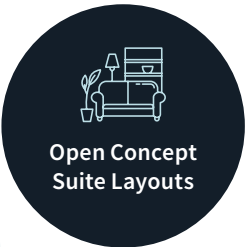
Investment Highlights

Strong Alberta Market Fundamentals

Edmonton is one of the few major cities to experience continued increases in rents. Affordability and economic opportunities are shifting national population flows into the prairie regions, resulting in Edmonton being one of the fastest growing cities adding over 70,000 people amounting to an 4.2% increase YoY.



Private Balconies
on all Above-Ground
Suites



Open Concept
Suite Layouts



Spacious
Floor Plans

Desirable Suite Mix and Floorplans

The Property has a desirable mix of one, two, and three- bedroom suites.



Strong Operating History and High Occupancy

As a result of professional management and efficient operations, Eastwood Apartments offers purchasers an investment property with a historical track record of delivering strong cash flows with an average rent of \$1,138 and a 100% occupancy rate as of July 2025.



100%

Occupancy Rate

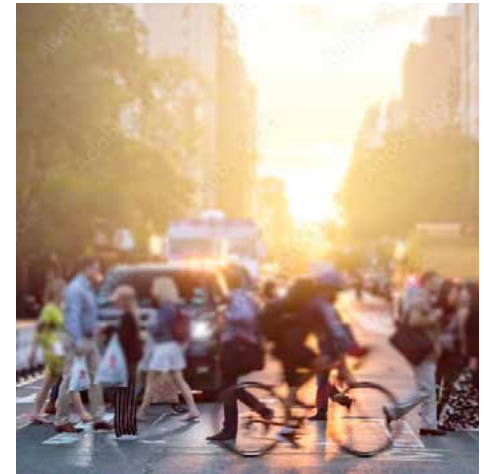


\$1,138

Average In-Place Rent

Established, Central Edmonton Neighbourhoods See Revitalization Fueled by Younger Generation

Edmonton's mature central neighbourhoods are experiencing significant revitalization as younger demographics drive increasing demand for affordable housing with urban connectivity. This demographic shift brings new businesses and cultural amenities to previously overlooked areas, creating stronger rental demand and improved tenant retention.



Exceptional Convenience & Access

Eastwood Apartments is situated in the mature residential neighbourhood of Eastwood. Offering a central location with easy access to downtown and convenient city-wide access. The downtown core is just a 10-minute drive away, or a quick LRT ride via the nearby Coliseum Station.



City-Wide
Connectivity



Amenity-Rich
Location



Population Growth
Advantage



Strong Occupancy
Track Record

Location Overview

Eastwood Apartments is located in north central Edmonton, in the mature residential neighbourhood of Eastwood. The Property is well-positioned, providing quick access to downtown, and the rest of the city via major arterial roadways, Yellowhead and Wayne Gretzky Drive.

Residents of Eastwood Apartments benefit from numerous nearby amenities and services. Within walking distance are several retail amenities, including FreshCo, Shoppers Drug Mart, several banks, restaurants, and other boutique retail stores. In addition, Eastwood Elementary School lies adjacent to the Property, and Delton Elementary and St. Gerard Catholic Elementary School are nearby.

Nearby Services & Amenities

Location	Details
NAIT 8-Minute Drive	NAIT is a leading polytechnic institution, providing ~120 credit programs leading to degrees, applied degrees, diplomas and certificates. NAIT serves over 34,000 students.
Kingsway Mall 9-Minute Drive	Kingsway Mall is the second largest mall in Edmonton, containing over 150 stores making it a premier shopping destination in Edmonton.
ICE District 10-Minute Drive	Home to Rogers Place, ICE district is the largest mixed-use sports and entertainment district in Canada. Delivering world-class entertainment, shopping and dining.

Demographic Profile

*Within 1km	
Total Population	~9,001
Average Household Size	2.3
Average Household Income	\$63,316
Median Age	39.3

*Source CoStar Analytics





Investment Sale Offering

Offering Process

The Property is being offered to market at a list price of \$3,562,000 (\$137,000 per Suite). The Property is available to prospective purchasers free and clear of any financial encumbrances. Expression of interest to purchase will be reviewed as received. No offer, regardless of form or content will create any binding legal obligation upon the Vendor or the Advisor until fully executed by the Vendor and Purchaser. Please sign and return the Confidentiality Agreement ("CA") for JLL Data Room access.

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