



Investment Sale Opportunity

# Adam Apartments

4520 - 47 Street, Leduc, Alberta  
18 Residential Rental Suites



# Investment Opportunity

Jones Lang LaSalle Real Estate Services, Inc. (“JLL”) is pleased to offer for sale a 100% freehold interest in **Adam Apartments** located at **4520 – 47 Street** in **Leduc, Alberta** (referred to herein as the “Property”). Adam Apartments is located in Leduc’s Alexandra Park neighbourhood, a quiet, established residential area with quick access to restaurants, retail, and essential services.

Adam Apartments is comprised of 18 residential rental suites, with a mix of one studio, 11 one-bedroom suites, and six two-bedroom suites. 61% of the suites (11 suites) have been renovated since 2021.

Minutes from Queen Elizabeth II Highway (QEII Highway) and the Edmonton International Airport, Leduc is a strategic hub within the Edmonton Metropolitan Region, supported by a diversified economy. By sitting directly on this artery, Leduc captures consistent demand from the commercial flow and residential migration between Alberta’s two largest metropolitan areas, underpinning a uniquely resilient and stable economic outlook.

**The Property is being offered with a list price of \$2,720,000 (\$151,000 per suite).** For more information, please contact JLL Capital Markets, Alberta Multifamily:

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|--|--|
| <b>Samuel Dean</b><br>Executive Vice President<br>(780) 328 - 2560<br><a href="mailto:Samuel.Dean@jll.com">Samuel.Dean@jll.com</a> | <b>Tyler Herder</b><br>Senior Vice President<br>(780) 328 - 2576<br><a href="mailto:Tyler.Herder@jll.com">Tyler.Herder@jll.com</a> |
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Investment Highlights

Growing Employment & Diversified Economic Base

Leduc’s economy is anchored by two powerful employment hubs: the Edmonton International Airport and the Nisku Business Park, one of Canada’s largest industrial centres. Together, they create thousands of highly skilled employment opportunities in logistics, aerospace, advanced manufacturing, and distribution. This diverse industrial base provides a stable foundation for rental demand and supports an average household income of \$117,000 which is well above the provincial average.

Strategic Nexus of the Calgary-Edmonton Corridor

Leduc is strategically anchored on the QEII Highway, the economic backbone of Alberta. This vital corridor is home to over 70% of the province’s population and economic output. By sitting directly on this artery, Leduc captures consistent demand from the commercial flow and residential migration between Alberta’s two largest metropolitan areas, underpinning a uniquely resilient and stable economic outlook.

Poised to Capture Edmonton’s Southward Expansion

The City of Edmonton’s primary growth trajectory is directed south, driven by land availability and the strategic QEII Highway corridor. This places Leduc directly in the path of metropolitan expansion, making it the primary beneficiary of the city’s growing population and continued infrastructure investments into the south.

Exceptional Demographic Fundamentals Driving Multifamily Demand

The Edmonton market is experiencing exceptional demographic momentum, positioning it as one of Canada’s fastest-growing major cities growing by 5.73% year-over-year. As affordability and economic opportunities shift national population flows into the prairie regions, neighbouring spillover cities such as Leduc are benefiting from this trend, offering even greater affordability.



Leduc:  
A Rapidly Growing Secondary Market Outpacing Edmonton’s Population Growth Rate (%)

43%

63%

Major Employers in Leduc County



Edmonton

Leduc

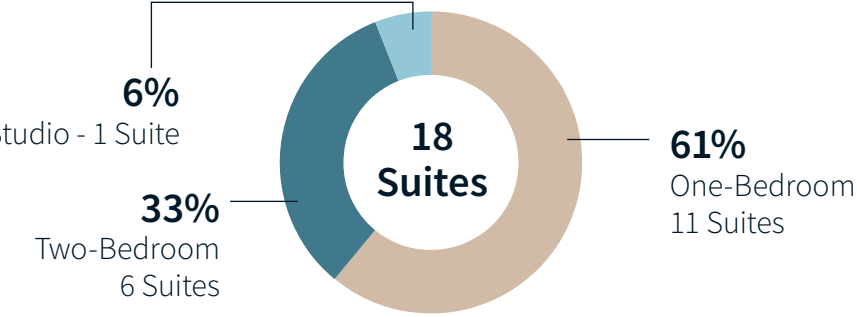


Cumulative Population Growth From 2010-2024

# Property Overview

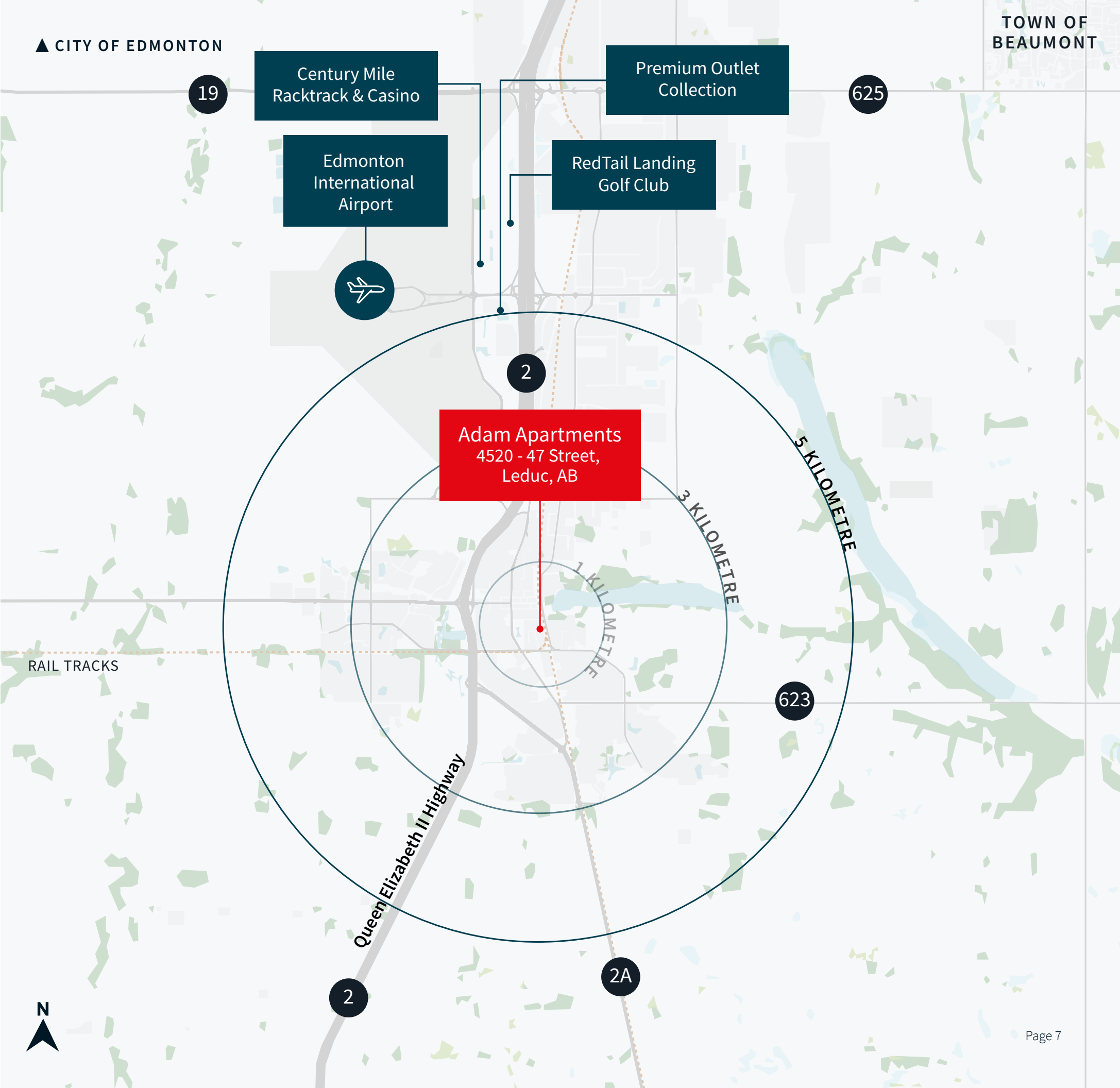
|                   |  |
|-------------------|--|
| Municipal Address | 4520 – 47 Street, Leduc, Alberta                             |
| Legal Address     | Plan T4; Block 19; Lots 19 & 20                              |
| Neighbourhood     | Alexandra Park   |
| Site Size         | ± 25,065 SF  |
| Zoning            | MUN – Mixed-Use Neighbourhood                                |
| Year Built        | 1979   |
| Property Type     | 3-storey, wood-frame construction                            |
| Parking           | 26 parking stalls, 18 of which are energized                 |
| Suite Count       | 18 Suites  |
| Renovated Suites  | 61% of the suites have been renovated since 2021 (11 suites) |

## Suite Mix Breakdown



## Demographics

|                          | 1 KM     | 3 KM    | 5 KM      |
|--------------------------|----------|---------|-----------|
| 2025 Total Population    | 6,059    | 31,001  | 39,882    |
| 2025-2030 Growth Rate*   | 1.54%    | 2.14%   | 2.47%     |
| Average Household Income | \$97,746 | 140,115 | \$139,286 |



# Location Highlights

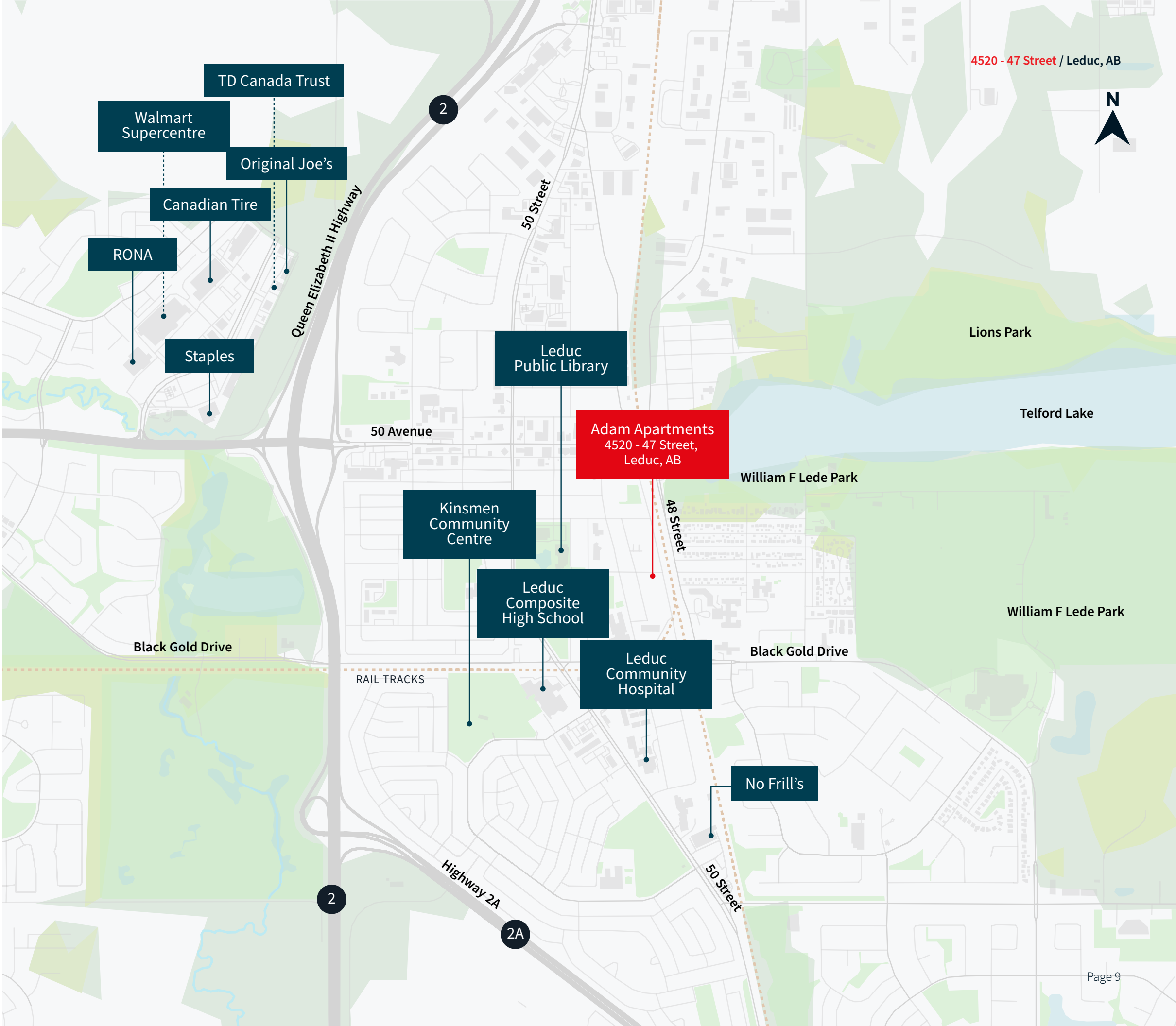
Adam Apartments is located in Leduc’s Alexandra Park neighbourhood, just outside of Leduc’s central business district. Adam Apartments is in a quiet, established residential area with quick access to downtown Leduc amenities including restaurants, retail, and essential services.

The Property is steps from Alexandra Park, Telford Lake, and the Leduc Recreation Centre, offering abundant green space, trails, and community facilities that enhance resident lifestyle.

Minutes from Highway II and the Edmonton International Airport, Leduc is a strategic hub within the Edmonton Metropolitan Region, supported by a diversified economy. Major employers include Amazon, Ford Distribution Centre, Rosenau Transport, Champion Petfoods, and numerous aerospace and manufacturing firms in the Nisku Business Park, driving strong and sustained multifamily housing demand.

## Driving Distance from the Property

|                                |            |
|--------------------------------|------------|
| Leduc Community Hospital       | 2 Minutes  |
| Leduc Composite High School    | 2 Minutes  |
| Christ the King High School    | 4 Minutes  |
| Leduc Common                   | 7 Minutes  |
| Edmonton International Airport | 10 Minutes |
| Downtown Edmonton              | 38 Minutes |



## Offering Process

**The Property is being offered with a list price of \$2,720,000 (\$151,000 per suite).** The Property is available to prospective purchasers free and clear of any financial encumbrances. 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.

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

**Samuel Dean**

Executive Vice President  
780 328 2560  
Samuel.Dean@jll.com

**Tyler Herder**

Senior Vice President  
780 328 2576  
Tyler.Herder@jll.com

**JLL Alberta Multifamily**

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



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