For Sale

MULTI-FAMILY

OUTSTANDING INVESTMENT OPPORTUNITY | 98 - 4 AVENUE FOX CREEK, ALBERTA

HIGHLIGHTS

- 12 Unit Apartment Building.
- Building is 100% rented
- Large adjacent parking lot (part of property).
- Great value / cash flow.
- Well maintained, newer construction.
- Located in Fox Creek – surrounded by existing and upcoming long term oil and gas projects.
- Massive drop in vacancy rate in 2024. 2025 has seen rental rates spike due to lack of available rental housing as the vacancy rate drops further.
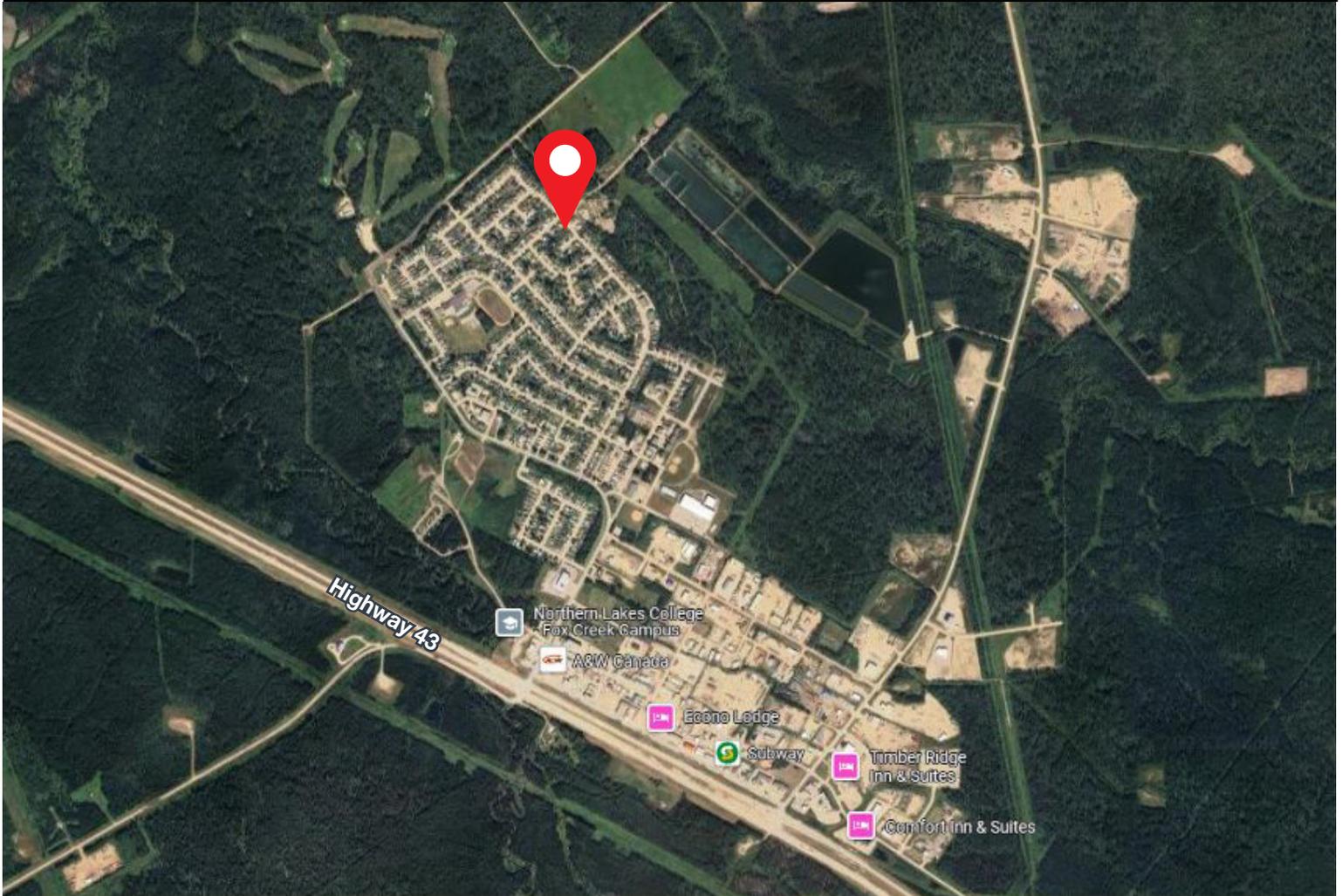
FoxCreek–Strategically positioned adjacent both the Kaybob South Field and Duvernay Formation – one of Canada's largest reserves of Natural Gas, along with vast Oil and Condensate reserves. Recent consolidations / ramp up in nearby existing and new oil & gas projects has resulted in a massive drop in vacancy in Fox Creek. Fox Creek is poised for strong, long term growth.

PROPERTY DESCRIPTION

Price:	Market
Site Size:	0.54 acres
Cap Rate:	9% at asking
Current Vacancy:	0
Fox Creek Vacancy Rate:	Below 10% (est. TBV)
Monthly Gross Revenue:	$23,000 (tbv)
Parking:	Ample on site

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Highway 43

Northern Lakes College
Fox Creek Campus

A&W Canada

Econo Lodge

Subway

Timber Ridge
Inn & Suites

Comfort Inn & Suites

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