

FOR SALE

**WHITEMUD
HEIGHTS**

231 STREET & 79 AVENUE NW :: ENOCH, AB



FOR MORE INFORMATION CONTACT:

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CBRE



FOR SALE NEW BUILD APARTMENT

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Building Offering

Whitemud Heights is comprised of 123 residential suites situated on 2.99 Acres of land. This four storey residential development, completed in 2009, will be offered fully finished with 123 suites, 107 underground parking stalls & an additional 130 energized surface stalls. All suites come with 6 appliances (in most suites), vaulted ceilings on the fourth floor and a patio.

This rare opportunity affords an investor the opportunity to purchase a newly built, never occupied building for significantly below comparable market pricing.



WHITEMUD HEIGHTS

BUILDING BENEFITS

- Whitemud Heights represents an opportunity for an investor to acquire a recently complete condominium quality rental project.
- In close proximity to a variety of local amenities, such as WEM, RiverCree Resort & golf courses
- Immediate access to various major transportation routes, including: Whitemud Drive, Anthony Henday Dr., and Highway 60.
- Unencumbered views of surrounding natural topography.
- The residential suites vary in square footage, but are generally quite large and finished to a superior rental standard.
- Close proximity to many employment nodes including: WEM, RiverCree Resort and Acheson Industrial Park, NW Edmonton Business Park.
- Built in 2009, building is 4 years old and shows very little settling.





ADDRESS: 231 Street 79 Avenue NW

LEGAL: W4; 26; 52; 23; NE ¼ | Stoney Plain Indian Reserve no. 135

SITE SIZE: 2.99 Acres

LAND LEASE: 43 Years Remaining; option to renew further 49 years (Fully Paid for June 2009)

YEAR BUILT: 2009

PARKING: 107 Underground Stalls & 130 energized surface stalls

SUITE MIX: 21 One-Bedroom
102 Two-Bedroom

AMENITIES: Refrigerator, Hoodfan/Microwave, Stove, Dishwasher, Washer, Dryer

FIRE SUPPRESSION: Fully sprinklered

ESTIMATED RENT: One-Bedroom: \$900
Two-Bedroom: \$1,100 - \$1,200

PRICE: **\$22,500,000**
(\$182,927 per suite)

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