

FOR SALE

CDNGLOBAL[®]

QUADRA & JUNIPER MANOR
DRUMHELLER, ALBERTA

Quadra Manor
1 & 2
Bedroom Suites
Manager
403-856-4401
403-436-0990

411

THE OPPORTUNITY

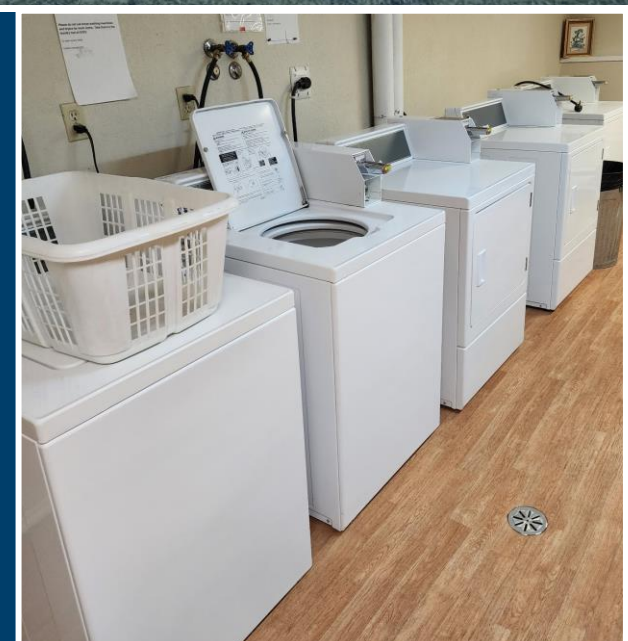


CDN GLOBAL ADVISORS LTD. is pleased to present investors the opportunity to acquire two secured-rental apartment buildings (one 20-unit and one 29-unit); Quadra Manor & Juniper Manor, located in the growing community of Drumheller, AB.



Wonderfully positioned around all major amenities, both buildings provide interested groups the opportunity to deploy various capex strategies throughout the buildings. With current rents below market; approximately \$100-\$200 below, coupled with consistent tenant turnover and the current upward pressure on rents, this provides investors a clear path to income and investment yield growth.

Dedicated Property Management company and on-site caretaker in place.



QUADRA MANOR

ADDRESS	411 11 th Avenue SE, Drumheller
LINC	0018 920 736
# OF UNITS	20
ZONING	Neighborhood District (ND)
SITE SIZE	21,072 sq.ft.
YEAR BUILT	1978
# OF STOREYS	3
BUILDING TYPE	Wood-Frame
LAUNDRY	2 Washers & 2 Dryers
PARKING	20 stalls
LIST PRICE	\$1,630,000



PROPERTY HIGHLIGHTS



Portfolio sale



Significant value-add opportunity throughout the building



Superior Suite Mix: 8 one-bedroom and 12 two-bedroom units



50% of building have fixed-term leases expiring in 2023



Consistent tenant turnover, creating a clear path to rent stabilization



JUNIPER MANOR

ADDRESS	990 12 th Avenue SE, Drumheller
LINC	0017 958 000
# OF UNITS	29
ZONING	Neighborhood District (ND)
SITE SIZE	25,955 sq.ft.
YEAR BUILT	1977
# OF STOREYS	3
BUILDING TYPE	Wood-Frame
LAUNDRY	3 Washers & 2 Dryers
PARKING	29 stalls
LIST PRICE	\$2,370,000



PROPERTY HIGHLIGHTS



Portfolio sale



Significant value-add opportunity throughout the building



Superior Suite Mix: 11 one-bedroom and 18 two-bedroom units



45% of building have fixed-term leases expiring in 2023



Consistent tenant turnover, creating a clear path to rent stabilization

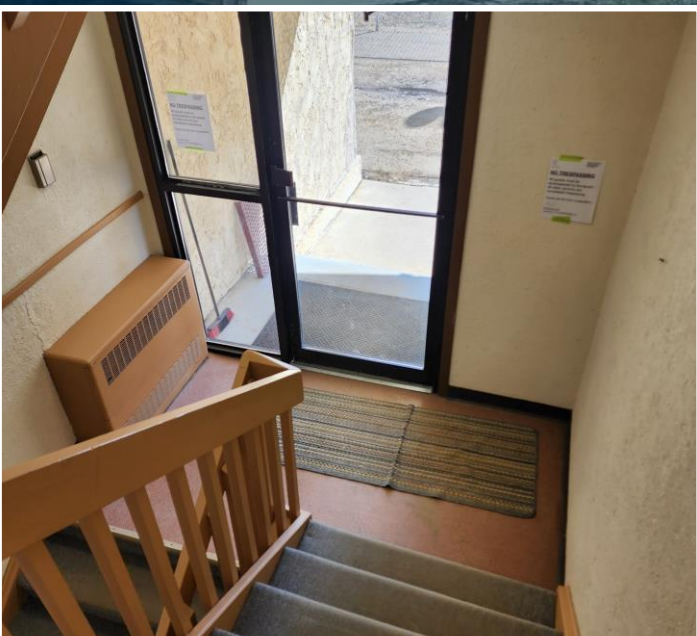
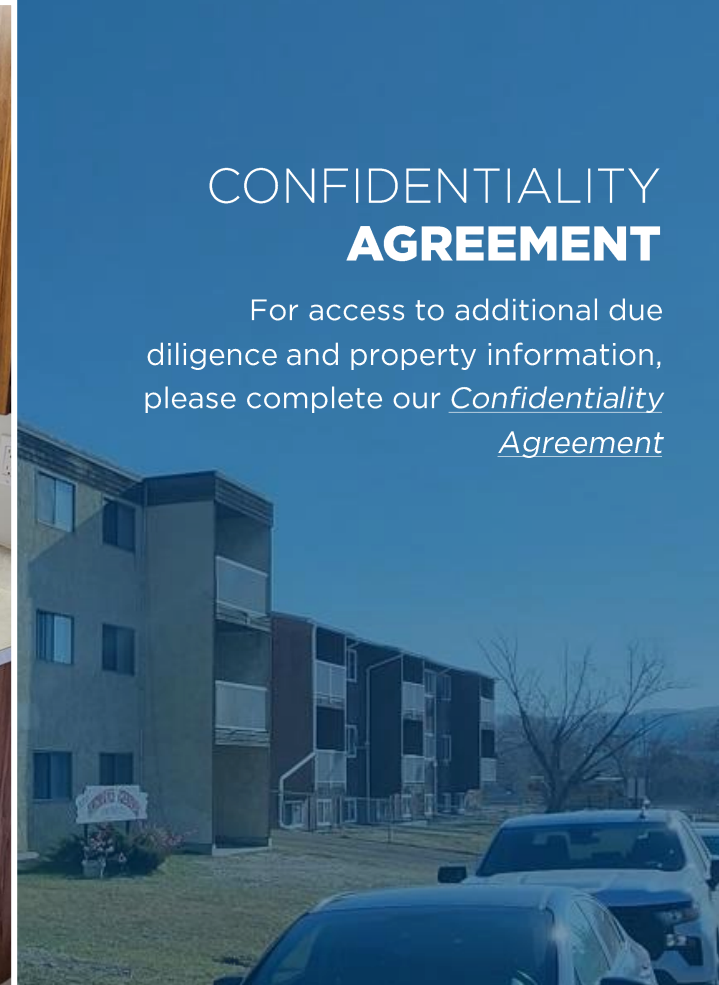


OFFERING PROCESS



CONFIDENTIALITY AGREEMENT

For access to additional due diligence and property information, please complete our [*Confidentiality Agreement*](#)



The properties are being offered for sale with a formal asking price of **\$4,000,000**. All interested parties are encouraged to execute and return a confidentiality agreement to gain access to our data room.

Offers will be reviewed as they are received. All interested groups, please contact the listing agents at your earliest convenience for offer submission guidelines.





CDNGLOBAL[®]



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