

For Sale

Marcus & Millichap

MCEVAY | BLAIR
MULTIFAMILY GROUP

Northland Apartments

9715 102 Avenue, Fort St. John, BC

Well maintained, 14-unit apartment building, offering strong value-add potential, with two vacant units well positioned for immediate renovation. The Property has been underwritten for CMHC's MLI Select.



Opportunity

The McEvay Blair Multifamily Group of Marcus & Millichap is pleased to present the opportunity to acquire Northland Apartments, a 14-unit rental apartment building strategically located at 9715 102 Avenue in the heart of Fort St. John.

The Property features an attractive suite mix of bachelor, one-bedroom, and two-bedroom units within a well-maintained two-storey wood-frame building, providing broad appeal across a diverse tenant base and

supporting long-term occupancy stability.

Ideally situated near downtown Fort St. John's employment centres, retail amenities, schools, healthcare services, and recreational facilities, Northland Apartments benefits from a highly accessible location that continues to attract consistent rental demand.

The Property also presents an attractive financing opportunity, with

strong potential to qualify for CMHC MLI Select financing, significantly reducing the required equity investment while enhancing overall returns. Investors have the opportunity to unlock additional value through the completion of ongoing renovations and lease-up of vacant suites, rental growth through tenant turnover, and continued professional management. Together, these factors create a compelling investment opportunity combining stable in-place cash flow with meaningful upside potential.



Investment Highlights

Accessible Entry Price
Listed at \$1,390,000, Northland Apartments offers investors a rare sub-\$100k-per-unit entry point into a 14-suite apartment asset.

Balanced Suite Mix
Combination of bachelor, one-bedroom and larger two two-bedroom suites supports diversified tenant demand and rental resiliency.

Attractive Financing Options
Strong potential to qualify for CMHC MLI Select financing, allowing for high LTV, attractive interest rate and extended amortization.

Central Apartment Location
Situated in Fort St. John near the downtown core, everyday services, schools, recreation, and major transportation routes.

In-Place Income Plus Upside
Existing cash flow is complimented by upside through suite turnover, rent growth, and the completion of the vacant unit renovations.

Consistent Maintenance & Professional Management
The Property has benefited from consistent maintenance and upgrade work including, suite renovations, window replacements, hot water tank replacements new fire panel board, and regular roof inspections.

Salient Details

Address
9715 102 Avenue
Fort St. John, BC

PID
013-639-099, 013-639-102

Lot Size
11,600 sf (100' x 116')

Year Built
1967

Construction
2 Storey Wood-Frame

Zoning
RM-2 (High Density)

14 Units
1- Bachelor, 5-1 Bedroom, 8-2 Bedroom

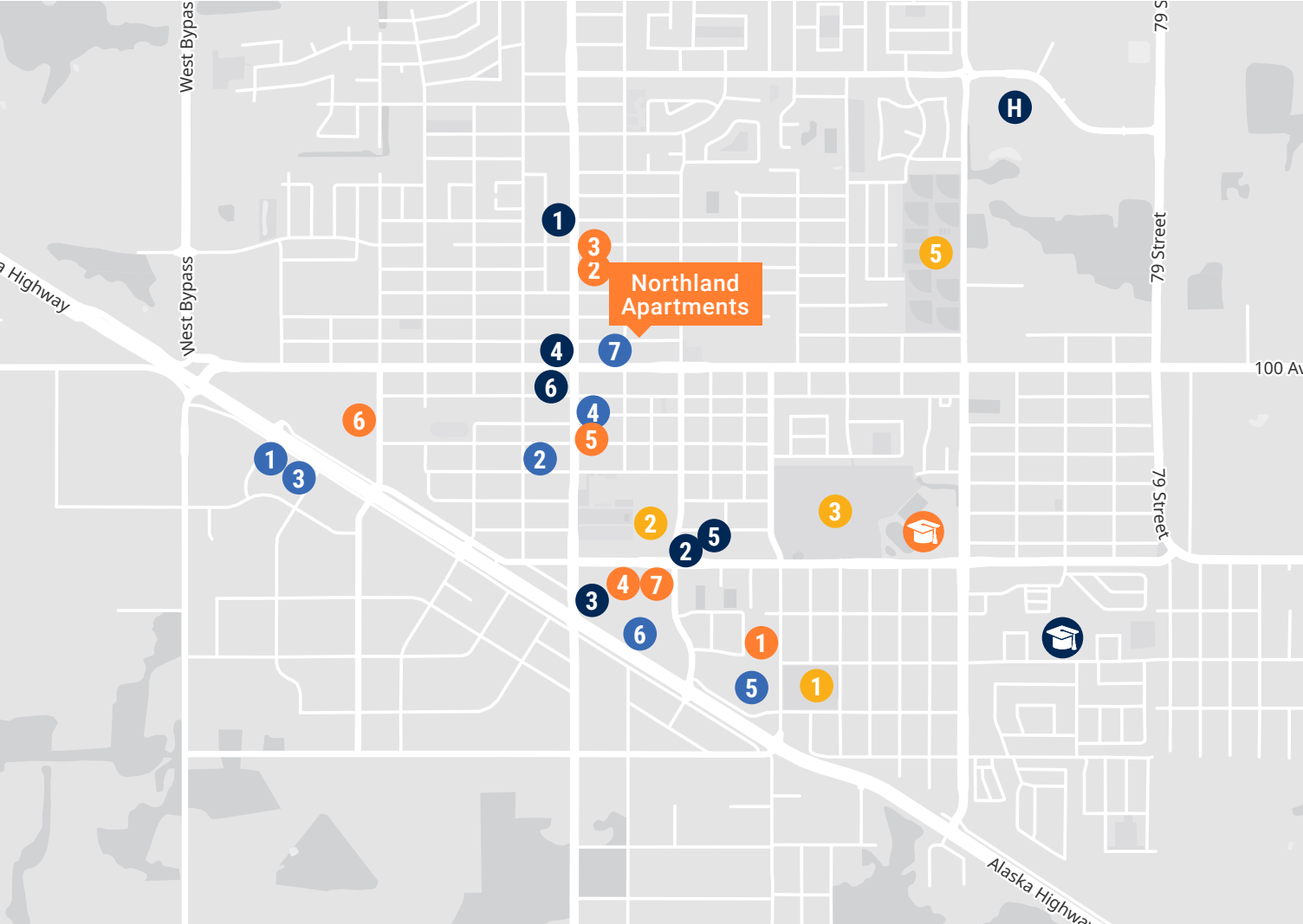
Stabilized Net Income
\$93,022

Stabilized Cap Rate
6.7%

List Price
\$1,390,000

Offering Process
Access to the online data room is available upon execution of the digital Confidentiality Agreement.

CA & Data Room



Amenities

Cafes/Bakeries

- 1. Tim Hortons
- 2. Blenz Coffee
- 3. Starbucks
- 4. Farmhouse On Main
- 5. Cobs Bread Bakery
- 6. Bean UpNorth Coffee House

Recreation

- 1. Mathews Park
- 2. Pomeroy Sport Centre
- 3. Toboggan Hill Park
- 4. Kin Park
- 5. Surerus Park

Shopping/Services

- 1. Walmart Supercentre
- 2. Save-On-Foods
- 3. Shoppers Drug Mart
- 4. Safeway
- 5. No Frills
- 6. Home Hardware
- 7. M&M Food Market

Dining/Entertainment

- 1. Popeyes
- 2. Mighty Peace Brewing Co.
- 3. Triple O's
- 4. Browns Socialhouse
- 5. Mr. Mikes Steakhouse
- 6. Montana's BBQ & Bar
- 7. North Bar & Grill

- Fort St. John Hospital
- Duncan Cran Elementary School
- North Peace Secondary School

WALK SCORE
Walker's Paradise
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