



FOR SALE | 10548 102 STREET



# FOR SALE |

## 24-UNIT APARTMENT BUILDING AT A 7.00% CAPITALIZATION RATE AND A 34% RETURN ON EQUITY

<b>Civic Address</b>	10548 102 Street, Taylor, BC
<b>PID</b>	004-344-111
<b>Lot Size</b>	43,544 SF (.99 Acres)
<b>Current Improvements</b>	Three-Storey 24-Unit Apartment
<b>Year Built</b>	1980
<b>Zoning</b>	R-3 (High Density Residential)
<b>Suite Mix</b>	2 x Bachelor 12 x One-Bedroom 10 x Two-Bedroom
<b>Property Taxes</b>	\$9,823.92
<b>Stabilized NOI</b>	\$129,524 (7.00% Cap Rate)
<b>Asking Price</b>	\$1,850,000 (\$77,083 per Unit)

### INVESTMENT HIGHLIGHTS

- Extremely attractive financing options offering unbeatable return on equity
- Fully renovated apartment building with limited further capital improvements required
- Diversified suite mix weighted toward one- and two-bedroom units
- All individually metered electric heat, supporting expense control
- Located in Taylor, a bedroom community of Fort St. John





Taylor, BC is strategically positioned approximately 18 kilometres south of Fort St. John along the Alaska Highway, placing it within the immediate sphere of one of Western Canada's most important resource and infrastructure economies. Closely connected to Fort St. John and the broader Peace River Region, Taylor benefits from the same powerful economic drivers that continue to support northeastern British Columbia, while offering a smaller and more supply-constrained rental market.

## Taylor, BC



The region is being shaped by extraordinary capital investment, including the \$40 billion LNG Canada export project, the approximately \$14.5 billion Coastal GasLink pipeline, and BC Hydro's \$16 billion Site C Clean Energy Project. These landmark developments have reinforced the Peace Region's long-term economic importance and continue to support employment across natural gas, pipeline infrastructure, utilities, transportation, and related service industries. For communities such as Taylor, this translates into durable housing demand tied to essential industries and major infrastructure, rather than discretionary economic activity.

At the local level, ongoing public investment has further strengthened Taylor's utility and long-term stability, including a more than \$3.1 million upgrade to the District's wastewater treatment plant. Combined with limited new purpose-built rental construction across smaller northern communities, this supports a favourable backdrop for existing multifamily assets, where constrained inventory and workforce-oriented tenancy continue to underpin occupancy and cash flow.

For investors, Taylor offers exposure to the Peace Region's multi-billion-dollar economic engine in a community that remains closely tied to Fort St. John's employment base but benefits from a more limited supply profile. Its strategic location, regional connectivity, and access to long-term capital investment support stable rental demand, resilient occupancy, and defensible long-term income characteristics.

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Unit No.	Unit Type	Current Rent	Annual Rent
101	Two Bedroom	\$800	\$9,600
102	One Bedroom	\$800	\$9,600
103	One Bedroom	\$700	\$8,400
104	Bachelor	\$600	\$7,200
105	Bachelor	\$700	\$8,400
106	One Bedroom	\$800	\$9,600
107	One Bedroom	\$800	\$9,600
108	Two Bedroom	\$800	\$9,600
201	Two Bedroom	\$800	\$9,600
202	One Bedroom	\$700	\$8,400
203	One Bedroom	\$700	\$8,400
204	Two Bedroom	\$824	\$9,888
205*	Two Bedroom	\$900	\$10,800
206	One Bedroom	\$700	\$8,400
207	One Bedroom	\$700	\$8,400
208	Two Bedroom	\$900	\$10,800
301	Two Bedroom	\$800	\$9,600
302	One Bedroom	\$800	\$9,600
303	One Bedroom	\$700	\$8,400
304	Two Bedroom	\$800	\$9,600
305	Two Bedroom	\$800	\$9,600
306	One Bedroom	\$700	\$8,400
307	One Bedroom	\$700	\$8,400
308	Two Bedroom	\$800	\$9,600
<b>Total</b>	<b>24 Units</b>	<b>\$18,324</b>	<b>\$219,888</b>

Vacant - Stabilized Rent

\* Requires full rebuild

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Stabilized - Current	Notes	
Rental Income		\$219,888
Laundry Income	\$8 / Tenant / Mo.	\$2,304
<b>Projected Gross Income</b>		<b>\$222,192</b>
Less Vacancy Allowance	2.30%	(\$5,110)
<b>Effective Gross Income</b>		<b>\$217,082</b>

Stabilized Annual Expenses	Notes	Total	% of EGI	Per Unit
Insurance	Actual 2025	\$12,500	5.76%	\$521
License	IBL Rates	\$130	0.06%	\$5
Property Tax	Actual 2025	\$9,824	4.53%	\$409
BC Hydro	Actual 2025	\$2,230	1.03%	\$93
Fortis BC	Actual 2025	\$2,396	1.10%	\$100
Water & Sewer	Actual 2025	\$1,522	0.70%	\$63
Waste Removal	Actual 2025	\$2,565	1.18%	\$107
Landscaping/Snow Removal	Actual 2025	\$2,763	1.27%	\$115
Fire Equipment	Actual 2025	\$2,671	1.23%	\$111
Caretaker	\$635 per Unit	\$15,240	7.02%	\$635
Repairs & Maintenance	\$950 per Unit	\$22,800	10.50%	\$950
Property Management	4.25% of EGI	\$9,226	4.25%	\$384
Miscellaneous	1.70% of EGI	\$3,690	1.70%	\$154
<b>Total Expenses</b>		<b>(\$87,558)</b>	<b>40.33%</b>	<b>(\$3,648)</b>
<b>Net Operating Income</b>		<b>\$129,524</b>		

The subject property, known as Sussex Apartments, comprises a well-maintained, low-rise apartment building offering functional mix of bachelors, one and two-bedroom suites in the community of Taylor, British Columbia. Constructed circa 1980, the building is situated on a professionally managed site within a quiet residential pocket, providing tenants with convenient access to Fort St. John while benefiting from a more affordable rental environment.

The building features wood-frame construction over a concrete foundation, with exterior finishes consisting primarily of low-maintenance siding and a pitched roofing system designed for long-term performance in northern climates. Windows are double-glazed, supporting energy efficiency and year-round tenant comfort.

The property has undergone a comprehensive capital improvement program in recent years, significantly enhancing both suite and building condition. Since 2023, ownership has completed widespread unit renovations across the majority of the building, including upgrades to flooring, kitchens, bathrooms, lighting, and appliances, alongside key mechanical improvements such as water line replacements, fire panel servicing, and LED lighting throughout. Common areas, including hallways, laundry rooms, and entryways, have also been refreshed. As of 2026, most units feature modern vinyl plank flooring, with limited legacy finishing remaining, positioning the asset as a substantially upgraded and stabilized investment with limited near-term capital requirements. Additional upside remains for a new owner, including, the reconstruction of Unit 205 which remains in shell condition.

Heating is provided via electric baseboard systems, with suites individually metered, allowing for direct tenant responsibility of hydro and contributing to lower operating costs for ownership. Each suite is equipped with private outdoor space, enhancing tenant appeal and marketability.

The property offers ample on-site parking for residents and visitors, an important amenity in the local market. Laundry facilities are available on-site, providing additional convenience for tenants.

Overall, Sussex Apartments represents a durable and efficiently operated rental asset with a clear path to income growth. The combination of individually metered utilities, functional layouts, and a proven rental location supports long-term occupancy, while recent and ongoing unit upgrades position the property to achieve higher rental income over time. The ability to continue modernizing interiors and complete remaining improvements signifies a defined value-add opportunity. In the context of a supply-constrained northern market, the property offers investors a compelling balance of near-term rental upside and long-term income stability.



For more information, please contact

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