FOR SALE

111 Maskuta Drive
Hinton, AB



MULTI UNIT ROWHOUSE RENTAL COMPLEX

An established multi-residential investment opportunity featuring 40 well-maintained, one-bedroom townhouse units across ten buildings.

Originally constructed in 1972, the property offers separately metered utilities, parking included in rent, and a dedicated common laundry building and manager's office with storage.

Ideally situated in Hinton, just 15 minutes from Jasper National Park, the property benefits from convenient access to local amenities, schools, shopping, dining, recreation, and scenic natural surroundings, including a forested area and creek bordering the property.

DETAILS	
Legal Address	Lot: 15, Block: 38, Plan: 3425MC
Asking Price	$6,500,000 + GST
Building Size	385 to 551 SF per unit
Subject Property Site Size	2.16 Acres
Zoning	R-M2, Medium to High Density Multiple Dwelling Residential District
Possession	Negotiable
Year Built	Originally constructed in 1972 with six buildings added at a later date.

RE/MAX COMMERCIAL Excel

Harsh Bagga, Associate
(587) 926 4577 harsh@commercialexcel.ca

ADDITIONAL INFORMATION

Key Highlights

- Ten buildings, Fourty 1 bedroom townhouse Units
- Two to three appliances per unit
- Common laundry located in separate building
- Manager/storage room in separate building

Financial Information

- OP Costs: $117,876
- Net Operating Income: $368,448
- Cap Rate: 5.75%

Property Uses

- Permitted Uses: Townhouse, Multi Dwelling Unit Development (up to 4 storeys).
- Current Uses/ Tenants: Multi Dwelling Unit Development (up to 4 storeys)



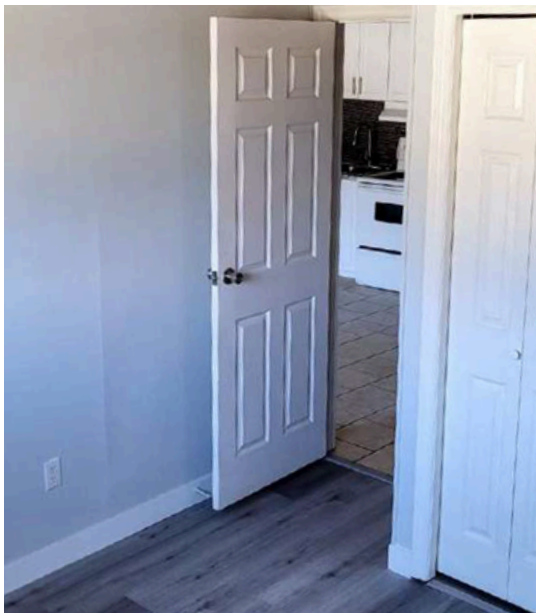
GALLERY - DELUXE BACHELOR SUITE





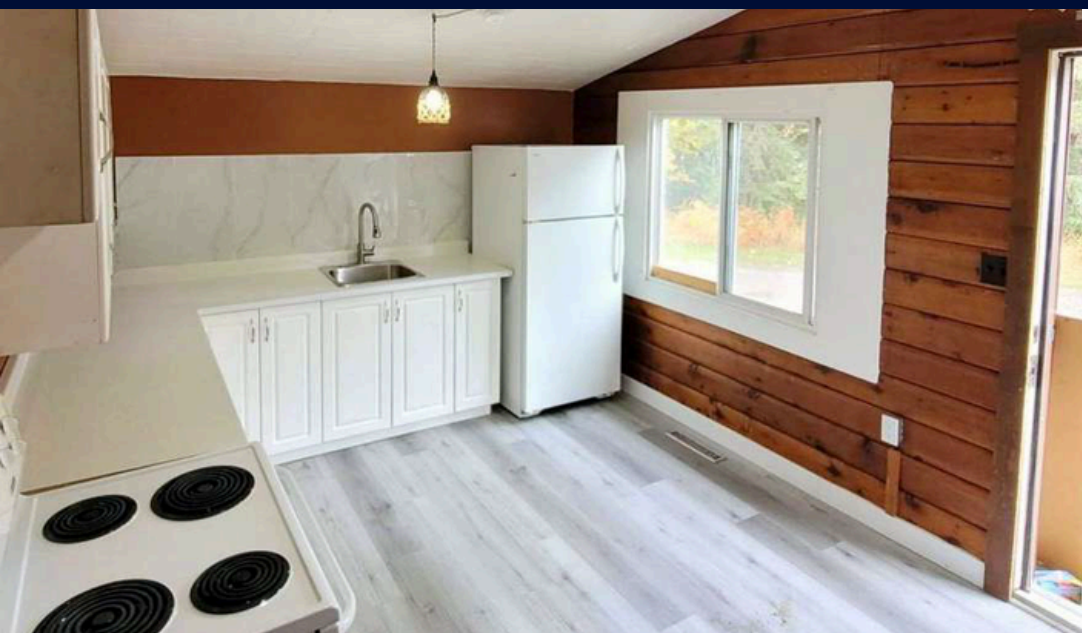




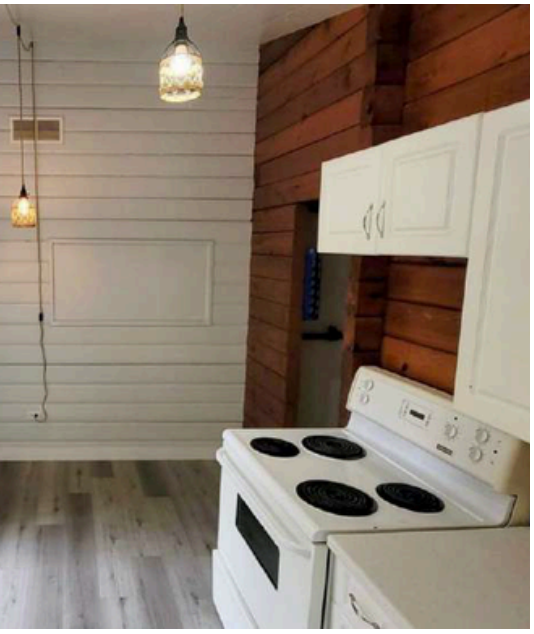


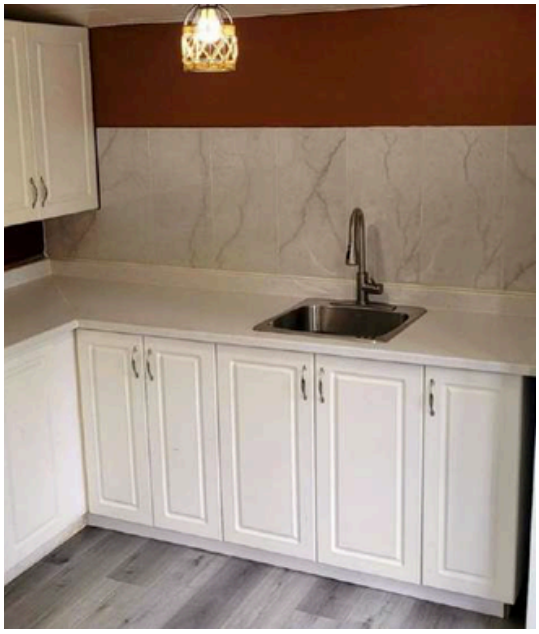


GALLERY - MANHATTAN CABIN SUITE

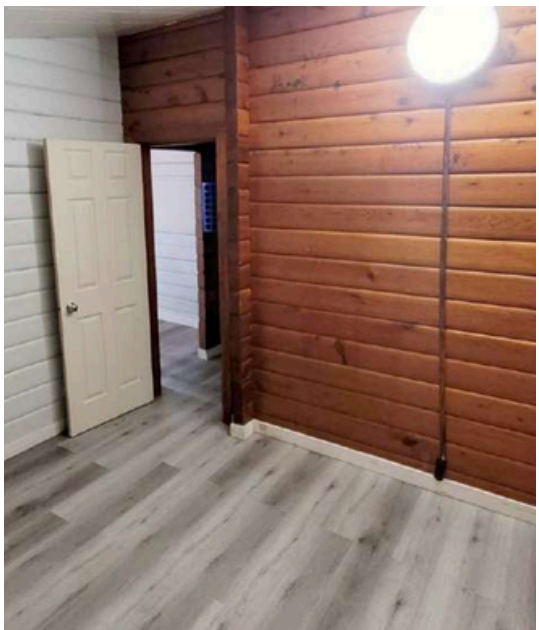












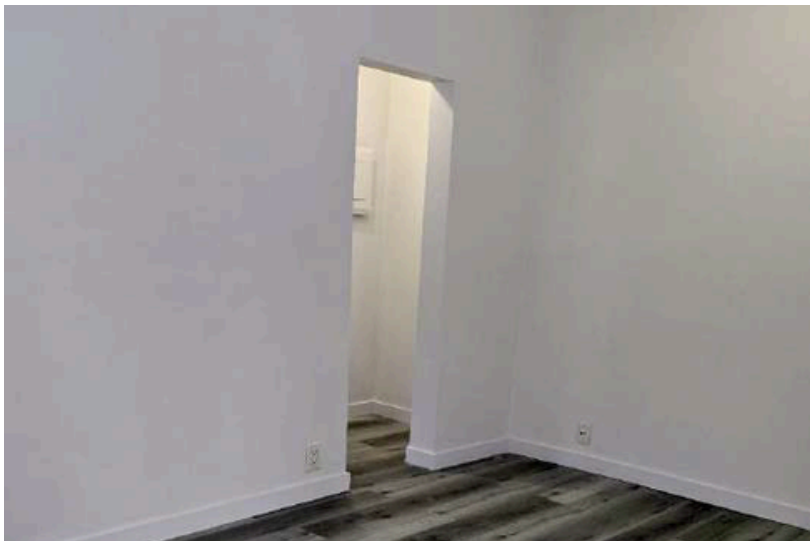


GALLERY - THE MANHATTAN SUITE









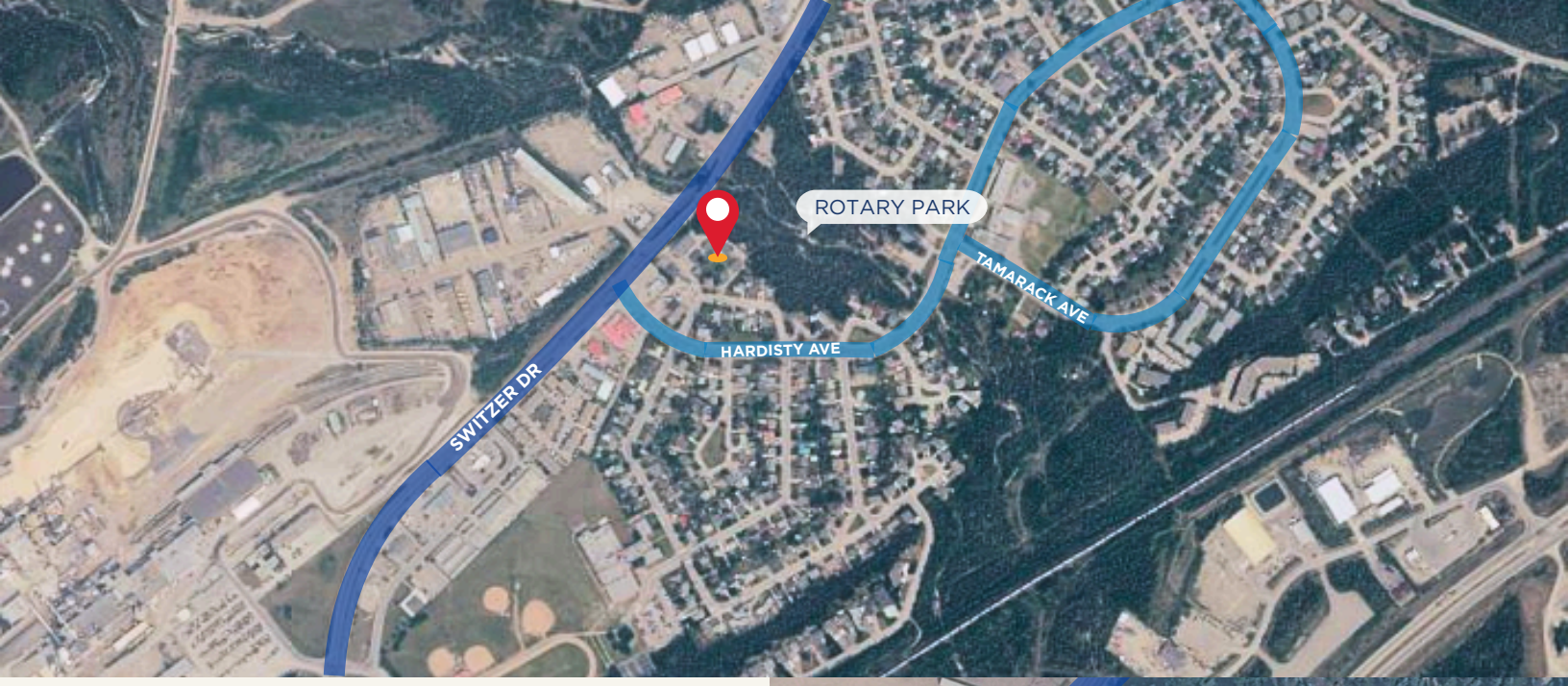
GALLERY - THE GROUNDS







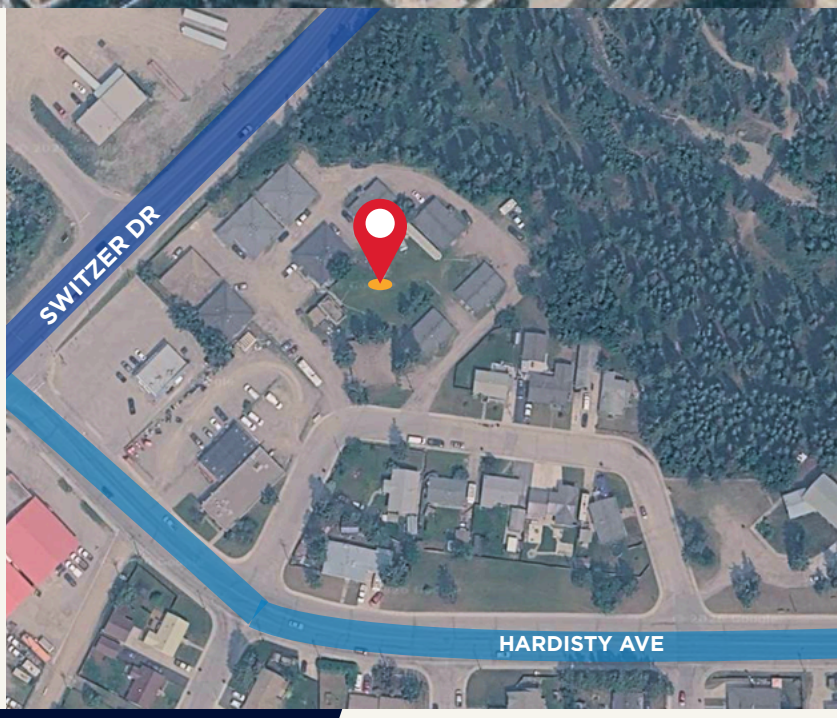




DEMOGRAPHICS

Hinton is located on the Yellowhead Highway in the Athabasca River Valley. Hinto is a 15-minute drive east of the gates of Jasper National Park and is approximately 300 km west of Edmonton

- **Traffic Volume:** Net commuter flow for Hinton greatly increased 225.0% in the last five years.
- **Population of Area:** 10,124 as of 2025.
- **Income (Average/ median):** Hinton has a median family income of $127,510 compared to the Alberta median of $114,60.
- **Nearby Amenities/Places:** Central courtyard green space, forested area with creek surroundings right behind the property. Dining, shopping & services, schools & childcare, recreation & nature.



CONTACT

HARSH BAGGA
Associate

(587) 926 4577
harsh@commercialexcel.ca

#1 REMAX COMMERCIAL TEAM WORLDWIDE 2025 By Commissions Paid

RE/MAX COMMERCIAL Excel

This brochure is for general information only. While sourced from believed-to-be reliable materials, its accuracy is not guaranteed and is subject to errors, omissions, price changes, or withdrawal without notice. Information should not be relied upon without independent verification. All measurements must be confirmed by the Purchaser/Tenant. REMAX Commercial Excel is independently owned and operated and assumes no liability for any loss or damages arising from the information provided. **CommercialExcel.ca**