10526 70 Avenue Edmonton AB

$3,400,000

10PLEX. One of Edmonton's highest ROI Rental communities. Built by House of Modernity one of Edmonton's Premier Infill builders. Steps away from Public transit, LRT, University of Alberta, Whitemud Drive, The downtown core, shopping, schools. This building is perfectly situated in the heart of Queen Alexandria. each unit will consist of approximately 1200sqft above grade. 3 bedrooms, 3 bathrooms. Below Grade with its own Forced walk out a 2 bedroom Legal suite. This building is 3+2 Fiveplex with 5 suites equaling 10 legal rental units. 5 Car Garage. Unique design with separate access to mechanical room so you never have to access tenants suite for property management. This qualifies for the CMHC MLI select program. Great for Students, families, young working professionals. estimated Cap rate of nearly 7%. POSESSION LATE FALL 2025.

Listing Presented By:

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Originally Listed by:
Sable Realty

thamir@sablerealty.ca

ROYAL LePAGE

RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net