



## 10729 108 Street Edmonton AB

\$2,850,000

Assumable Mortgage 2.35% | Creative financing will be considered | Exciting investment opportunity in downtown Edmonton! This commercial multi-family apartment is perfect for both entry-level and seasoned investors. With 16 one-bedroom units, 3 two-bedroom units, and 5 bachelor units, this property offers a diverse range of living options. Fully occupied with no vacancy, it guarantees immediate cash flow and boasts a high cap rate. Zoned as R8A, it offers flexibility for expansion and development. Built in 1963 on a 15,000+/- sq.ft. RA8-zoned lot, it provides ample parking. Close to Rogers Arena, Grant MacEwan, Royal Alex Hospital, Kingsway Mall, and downtown. Access to LRT. Upgrades include a 2010 SBS Membrane Roof, energy-efficient systems, and eco-conscious fittings. Low and varied rental rates allow for potential increase. All proposals are welcome. \*Please do not approach tenants\*

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

sean@seangerke.ca  
<http://www.seangerke.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)