



## 10732 96 Street Edmonton AB

\$999,900

OWN THE LAND, SUBSTANTAILLY RENOVATED BUILDING AND A PHENOMINAL REVENUE PRODUCING COMPLEX ALL IN ONE! BEST MAINTAINED ROOMING HOUSE IN ALL OF EDMONTON CURENTLY GENERATING NET PROFIT OF \$101,383.78 A YEAR! THIS IS THE TAJ MAHAL OF ROOMING HOMES! Located in Downtown Edmonton this property BOASTS 21 SUITES, 4 BATHROOMS (2 ON EACH FLOOR), COIN OPERATED LAUNDRY, FOB ENTRY and so much more! The lower level is currently used for storage along with office and workshop ALONG WITH IN-FLOOR HEATING IN THE BASEMENT. The average tenant has been long term (8 years on the average) and this property is in very good condition and managed professionally. Current gross revenue is \$141,720.00 and net profits which are\$ 101,383.78 an AMAZING CAP RATE OF JUST OVER 10%! NOW BOASTING NEW SHAW INTERNET, RENT ROLL TO INCREASE ON MARCH 01, 2025

Listing Presented By:



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