



11045 129 Street Edmonton AB

\$1,999,888

This TWELVE (12) Unit Apartment Building is "ONE OF FEW UNITS IN PRESTINE CONDITION!" here in Edmonton. One - 3 Bedroom: Five- 2 Bedrooms: Six- 1 Bedrooms. Grossing \$156,800/Year with a 5.34% Cap Rate *** \$351,800 Spent on Improvements since 2017!!! *** Including Improvements & NEW: Windows, Doors, Roof, Fire Alarms (The Entire System with City Permits/License), Intercom System, Security Cameras, Tank-Less HWT & Boiler System, Plumbing, Kitchen Suites, Flooring, Paint, Concrete... In other-words the word "EXTENSIVE" comes to mind. Every tenant have been hand-picked with Great Diligence & ALL Prefer to Stay! The Market Value Rents are Current & In-Line to keep the Tenants HAPPY! *** THIS is a TURN-KEY Building which would be PERFECT For the First Time Multi-Family Investor. Worth mentioning is the prestige of it being located in "WESTMOUNT" - Known to be one of Edmonton's Greater Character / Eclectic Neighborhoods just west of Downtown Edmonton. THIS IS THE ONE YOU WERE WAITING FOR!

Listing Presented By:



Originally Listed by:
Sterling Real Estate

dustinbatuik@netscape.net
<http://dustinrealestate.com>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

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