



# 11431 85 Street Edmonton AB

\$850,000

ENTIRE BUILDING. 2 DUPLEXES WITH 2 BASEMENT SUITES. 4 UNITS TOTAL. Built by House Of Modernity, Whole building for sale, this Front and back duplex built by one of Edmonton's elite infill builders. a total of 4 legal units. Above grade each side features 3 bed & 2.5 bath and 1150sqft above grade. Basement is a 1 bed 1 bath Legal Suite. 2 Ingle Detached Garages included. Walking distance to all the amenities, public transit, parks, swimming. Minutes to downtown including Grant Macewan and NAIT. Excellent ROI on these buildings. Current Rental income for this duplex is \$6000 Not including Utilities based on current market rate and is forecasted to go higher. Expected Completion AUG 2024. 6.2% cap rate. Photos of exterior and interior are of comparable property and layout.

Listing Presented By:



Originally Listed by:  
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