

3 Plex - Total 5 units

3D rendering for illustration purpose only

FRONT (face East)



11436 78 Avenue Edmonton AB

\$1,930,000

University property investor! one of the kind: 3plex total 5 units: 17 beds + 17 baths + 3 half baths. This property is suitable for the CMHC MLI SELECT PROGRAM. Layouts are perfect for "university students". The property is projected to generate approximately \$141,600 in annual gross rent and cap rate of 5%. Fully finished and equipped with all appliances and landscaping. Walk to train (LRT) station and 2 stops to University of Alberta. The project is estimated to be completed in the Summer 2025.

Listing Presented By:



Originally Listed by:
MaxWell Polaris

RealEstatePeter888@gmail.com



RE/MAX Real Estate

129 Mountain Ash Drive,
Wetaskiwin, AB,

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