



## 11732 130 Street Edmonton AB

\$920,000

Incredible investment opportunity! This 8 suite apartment complex comprises 4(1 bedroom units), 1(2 bedroom unit) and 3(bachelor units). Large suite sizes. Torch on membrane roof replaced in 2014 by Belvedere roofing, new windows 2014, new Hot water tank 2018, new high efficiency boiler pump 2018. Vendor has just completed over \$25k on carpet tiles, luxury vinyl plank flooring, painting, new common area interior and exterior LED lighting for lower utility costs. Recently completed Phase I Environmental Report. Several of the units have been upgraded over the years with new paint, flooring, etc. Incredibly well maintained building. All tenants on month to month leases to optimize cash flow with 90 day rent increases. Energized surface parking stalls in rear. Close to Westmount mall, transit and shopping. Recent Frost & Associates Appraisal. Many new developments in this desirable neighborhood. Super easy property to manage with onsite tenant doing repairs, snow and lawn maintenance.

Listing Presented By:



Originally Listed by:  
Homes & Gardens Real Estate  
Limited

billreidrealtor@gmail.com  
<http://goo.gl/EAU6rv>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

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