



## 11911 77 Street Edmonton AB

\$229,000

Builders/Investors! -- a unique and sophisticated 7-unit project proposal, offering 7 spacious 2-bed 2-bath units that meet the market's growing demand for contemporary rentals. The lot is zoned RA8 (RM h23) - it's a prime opportunity to buy, build, and add new asset to your portfolio. The clean and straightforward design ensures ease of construction and cost-efficiency, making it ideal for scaling. With Edmonton's Shortage of new rentals - Top rents are paid for a property of this caliber. Adjacent to the City's Exhibition Lands Redevelopment plan, the market potential is significant. This project also falls within CMHC MLI Select program, O.A.C they offer financing with as little as 5% down and up to 50 years of amortization. The property is currently tenanted, collect \$1,450/month while working on your permits. Don't miss out. Pictures are of Artist rendition of proposed building and floor plans.

Listing Presented By:



Originally Listed by:  
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