



## 13155 66 Street Edmonton AB

\$799,900

Looking for a great investment take a look at this Four Unit townhouse complex featuring 1149 sq ft 3 bedrooms 2 bathrooms 5 appliances. Main floor features an Entertaining size living room with patio doors onto a deck area. Galley Kitchen with 3 appliances and an adjoining family dining area and a half bathroom. Three generous size bedrooms upstairs with a full bathroom. Basement is full and open with a Washer & Dryer this area is ready for future development. Lots of parking and a double garage. Close to Shopping, Restaurants, Schools and Public Transportation which makes this investment easy to find good tenants. No vacancies in the past 3 years. Tenants pay for all utilities. Rents starting June 1/24 are between \$1,395-\$1,495 or \$5,780 monthly or \$69,360 yearly Total expenses \$17,786. Net operating income \$51,574. Cap Rate of 6.44%

Listing Presented By:



Originally Listed by:  
Homelife Guaranteed Realty

gwilson@homelife.com  
<http://www.homelifeguaranteed.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

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