



9107 88 Avenue Edmonton AB

\$3,700,000

This 3-story building has 20 residential apartments and 5 commercial spaces. The building is currently 100% occupied. The residential suites comprise of 12 one-bedroom suites and 8 two-bedroom suites. There are 10 suites on each floor; all suites have one bathroom, galley style kitchen with a stove & fridge, balcony, and energized outdoor parking stall. The 2 bedrooms have storage space within the unit, while the 1-bedroom units have access to storage in the basement area. The 2 bedrooms suite generally rents for \$1200 and 1-bedroom suites rent for \$1000. Copies of tenant leases are available. The building is of concrete construction, flat tar roof with a natural gas boiler and 80-gallon hot water tank. This equipment services both the residential and commercial tenants. The main entrance faces east. There is 2 washers and 2 dryers on site; leased.

Listing Presented By:



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