



Edmonton Alberta

\$1,549,900

Price includes \$73,804.76 GST; get 100% of the GST back through the New Residential Rental Property Rebate Program (see GST/HST memorandum 19-3-9). Brand New TRIPLEX with 3 LEGAL SUITES (6 RENTAL UNITS). Potential cap rate of 5.23%. Great addition to any portfolio with ability to cash flow immediately. Qualifies for CMHC MLI SELECT. Quick access to NAIT, Kingsway Mall & LRT (train) to Grant MacEwan, U of A, Downtown & ICE District. Three 2-Storey Suites with 3 bed/2.5 bath & Three 1 bed/bath BSMT SUITES. 3-bed plan with built in bench at entry & 5x5 storage room. Kitchen with pantry, quartz, vinyl plank & SS appliances. Tenants will enjoy 3 large bedrooms, 4pc bath, 4pc ensuite & upper laundry. RAISED FOUNDATION BASEMENT SUITES with large SOUTH facing windows. Effective Gross Income: \$110,704. Operating Expenses: \$29,676. Net Operating Income: \$81,028. Be part of Edmonton's downtown gentrification & realize the real estate APPRECIATION many Canadian Cities have seen. Interior pics not actual (same plan). (id:6769)

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
Real Broker

https://linktr.ee/team_seitz



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