



Edmonton Alberta

\$1,699,990

FULLY TENANTED, corner lot exceptional 6-unit income property offering a rare and highly functional suite mix in Edmonton's mature Westwood neighbourhood just minutes from NAIT. Built in 2016, this well-maintained building sits on four separate condominiumized titles with no condo fees, creating flexible financing options for investors. The property features two 4-bedroom + 3.5 bath (2 baths are generous ensuites) townhome-style units, two 2-bedroom + 2.5 bath units main floor units (2 baths are generous ensuites), and two 1-bedroom legal basement suites, providing strong tenant diversification and consistent rental demand. The two middle units each span three fully finished levels, while the end units include legal basement suites completed within the past two years. Each unit is thoughtfully designed with modern layouts and quality finishes, tenants pay for their own utilities, helping keep operating expenses low. The property generates a handsome cap rate of 5.9%. Additional highlights include: o 4-bay garage plus large parking pad (8 total parking stalls, not including street parking) o Two basement suites with private fenced yards, ideal for tenants with petso Separate in-suite laundry in all unitso Annual furnace maintenance o Major components including roof, windows, furnaces, hot water tanks and eaves installed in 2016With Small Scale Residential zoning (RS) and four individual titles, the property offers investors the flexibility to hold as a single commercial multifamily asset or finance using multiple residential mortgages. A turnkey investment with strong income, modern construction, and an excellent suite mix designed for long-term stability. Dont miss out!! (id:6769)

Listing Presented By:



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Exp Realty



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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