



## Edmonton Alberta

\$760,000

Great investment opportunity. Rare concrete block building. Close to schools and all other amenities. This building consists of 5X two bedroom units and 1X one bedroom unit. Lots of upgrades made by the current owner. Upgrades include 1) new hot water tank in 2011 2) unit#6 New floor and new paint through out unit, renovated kitchen with new fridge. 3) unit#5: renovated bathroom with new flooring, fresh paints in all cabinets and doors. 4)Unit#4: New flooring, new fresh paint throughout the unit, New bathroom sink. 5) Card reading system with high efficiency new washer and dryer in the building. 6) upgraded fire alarm system and new smoke detectors. 7)Well maintained heating system with automatic adjustment according to outside temperature. Seller conducts annual checkup of the boiler system. 8) Unit#1 is fully renovated in 2018.All units are occupied.. Property is professionally managed by AG property management.Buyer can assume the mortgage @ 3.86% (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Summit Realty

**RE/MAX ELITE**

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