



Edmonton Alberta

\$494,900

PORTFOLIO SALE!!! This property consists of 8/80 total doors being sold. Properties either individually sold or as package deals. WELCOME TO THIS WELL-MAINTAINED MULTI-FAMILY PROPERTY IN EDMONTON'S DOWNTOWN EAST AREA--A CLEAN, QUIET, AND AFFORDABLE HOUSING OPTION WITH STRONG LONG-TERM TENANT DEMAND. Significant RECENT UPGRADES include a 2021 HOT WATER TANK, 2021 FURNACE, 2021 ROOF, and 2023 EAVESTROUGHES, offering REDUCED CAPITAL EXPENDITURES for YEARS TO COME. This BUILDING FEATURES 4 KITCHENS AND 4 BATHROOMS. The MAIN FLOOR and THIRD-FLOOR UNITS EACH HAVE THEIR OWN PRIVATE KITCHEN AND BATHROOM. The THREE BASEMENT UNITS SHARE A KITCHEN AND BATHROOM, and the THREE SECOND-FLOOR UNITS ALSO SHARE THEIR OWN KITCHEN AND BATHROOM--A FUNCTIONAL AND EFFICIENT LAYOUT THAT SUPPORTS CONSISTENT RENTAL PERFORMANCE. ENGINEERED POSTING HAS BEEN INSTALLED INSIDE, and TRENCHED SKIRTING WAS COMPLETED ON THE EXTERIOR to EXTEND THE LONG-TERM LIFE OF THE FOUNDATION--A MAJOR VALUE-ADD FOR INVESTORS SEEKING DURABILITY AND REDUCED FUTURE COSTS. The PROPERTY IS FULLY SECURED with 6-FOOT SECURITY FENCING AND LOCKED GATES around the perimeter, creating a SAFE AND CONTROLLED ENVIRONMENT. TURNOVER IS EXTREMELY LOW, with MANY LONG-TERM TENANTS. A RELIABLE, LOW-MAINTENANCE INVESTMENT WITH STRONG DEMAND AND STABLE CASH FLOW IN A CENTRAL LOCATION. (id:6769)

Listing Presented By:



Originally Listed by:
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