



0 4 8 ft

PREPARED: 2025/08/27



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Edmonton Alberta

\$424,900

PORTFOLIO SALE!!! This property consists of 6/80 total doors. Properties being sold either individually or as package deals. WELCOME TO THIS WELL-KEPT MULTI-FAMILY PROPERTY IN EDMONTON'S DOWNTOWN EAST AREA--A CLEAN, QUIET, AND AFFORDABLE RENTAL OPTION THAT ATTRACTS LONG-TERM TENANTS. The building has received IMPORTANT RECENT UPGRADES, including a 2020 HOT WATER TANK, 2020 FURNACE, 2024 ROOF, and 2024 EAVESTROUGHS, offering REDUCED FUTURE CAPITAL REQUIREMENTS. This PROPERTY FEATURES 4 KITCHENS AND 2 BATHROOMS. The THREE MAIN FLOOR UNITS EACH HAVE THEIR OWN PRIVATE KITCHEN, while the THREE SECOND-FLOOR UNITS SHARE A KITCHEN. A SIMPLE, EFFICIENT LAYOUT THAT SUPPORTS STRONG DEMAND IN THIS MARKET. ENGINEERED POSTING WAS INSTALLED INSIDE, and TRENCHED SKIRTING WAS COMPLETED ON THE EXTERIOR to EXTEND FOUNDATION LIFE FOR DECADES--A SIGNIFICANT VALUE ADD FOR INVESTORS LOOKING FOR LONG-TERM STABILITY. The PROPERTY IS FULLY ENCLOSED with 6-FOOT SECURITY FENCING AND LOCKED GATES, promoting a SAFE AND CONTROLLED ENVIRONMENT. TURNOVER IS EXTREMELY LOW, with MANY LONG-TERM TENANTS. A SOLID, LOW-MAINTENANCE INVESTMENT offering CONSISTENT CASH FLOW, STRONG RENTAL DEMAND, and LONG-TERM DURABILITY in a CENTRAL LOCATION. (id:6769)

Listing Presented By:



Originally Listed by:
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