Main Floor Exterior Area 1059.57 sq ft Interior Area 965.04 sq ft



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: Exp Realty



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