



## Edmonton Alberta

\$2,559,000

Purpose-built, turnkey investment in one of Edmonton's strongest rental corridors. Brand-new 4-plex with 4 legal basement suites in desirable Queen Alexandra, just minutes from the University of Alberta, built by the award winning Bloc 53 Developments. Offering 8 self-contained suites, 16 bedrooms, 14 bathrooms, and 4 single garages, this premium multi-family asset is separately metered for all utilities and is an ideal candidate for the CMHC MLI Select Program, with projected gross annual income of \$166,000-\$180,000. All suites include stainless steel appliances, modern finishes and the property comes fully landscaped. Seller will provide a recent appraisal and Phase I environmental report (approximately \$7,000 in value), saving buyers time and due diligence costs. An outstanding turnkey investment in a high-demand rental location with exceptional cash flow and a strong tenant profile. Rare opportunity in one of Edmonton's most sought-after rental markets. (id:6769)

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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Royal LePage Arteam Realty

<http://www.experiencerealtygroup.com/>



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