



## Edmonton Alberta

\$524,900

Exceptional Investment Opportunity in a Prime Location! This property is ideally situated, just 1 and a half blocks away from Grant MacEwan, Rodgers Place, the LRT terminal, and 104 Avenue. It's also within walking distance to Royal Alex Hospital, Kingsway Mall, and downtown. The building, which consists of 7 units on a 50 x 150 lot, offers a diverse mix of rental options, including 1 studio unit, 5 one-bedroom units, and a spacious 3-bedroom unit and 8 parking stalls. Recent renovations and upgrades have been carried out as tenants have vacated, ensuring the property is well-maintained and ready for new occupants. The potential rental income for this property is \$6,000.00. This building is solidly constructed and is located in an area that is experiencing significant growth and improvement. While some units will require new flooring and paint, this investment is a promising one for those looking to capitalize on the upswing in the area's real estate market. Don't miss out on this golden opportunity! (id:6769)

Listing Presented By:



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