10665 96 St, Edmonton, AB

Main Floor Exterior Area 2045.81 sq ft
Interior Area 1917.64 sq ft
Excluded Area 10.67 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

$1,494,900

PORTFOLIO SALE!!! This property consists of 27/80 total doors being sold either individually or as package deals. WELCOME TO THIS WELL-MANAGED, HIGH-DEMAND MULTI-FAMILY BUILDING IN EDMONTON'S DOWNTOWN EAST AREA. This property offers 27 UNITS, EACH WITH THEIR OWN KITCHEN OR KITCHENETTE, making it an ATTRACTIVE OPTION FOR TENANTS SEEKING CLEAN, QUIET, AND AFFORDABLE HOUSING.There are 11 BATHROOMS throughout the building: 2 UNITS HAVE THEIR OWN FULL BATH, 7 UNITS HAVE PRIVATE 2-PIECE BATHS, and the REMAINING UNITS SHARE WELL-MAINTAINED FACILITIES. The building also includes ON-SITE LAUNDRY, adding convenience for tenants and supporting consistent occupancy.IMPORTANT BUILDING UPGRADES include a 2004 BOILER and 2020 ROOF, contributing to REDUCED FUTURE CAPITAL REQUIREMENTS. An INTERNAL WEEPING TILE SYSTEM has been installed to PROTECT THE FOUNDATION and EXTEND THE LONG-TERM DURABILITY of the building, A SIGNIFICANT VALUE ADD for INVESTORS SEEKING A STABLE, LOW-MAINTENANCE ASSET.TURNOVER IS EXTREMELY LOW, with MANY LONG-TERM TENANTS. A STRONG, TURN-KEY INVESTMENT WITH STABLE CASH FLOW, LOW MAINTENANCE NEEDS, AND LONG-TERM PERFORMANCE IN A CENTRAL LOCATION. (id:6769)

Listing Presented By:

Originally Listed by:
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