



# Edmonton Alberta

\$8,383,000

An exciting opportunity to own a mixed use building on the north side of downtown Edmonton. Main floor of the building is occupied by a long term daycare operator tenant. The main floor in its current setup is used entirely by the daycare but the south portion of it can be divided very easily into a smaller space as well. There is direct rooftop access from the main floor and completely separate from the residential floors. Daycare outdoor play area is on the roof and it is separate from rooftop access provided to residential tenants of the building. There are a total of 16 residential units; 10 one bedroom units, 2 two bedroom units and 4 studio units over two floors of the building. The building is located within walking distance to Royal Alex hospital, 2-3 minutes by car to the Ice District and between 97 and 101 street that provide easy access to and from the building. Additionally, in vicinity of the building is NAIT and Kingsway mall. Within the building you will find elevator access via 2 elevators

Unit Counts: Studio Apts: 4 Bachelor Apts: 41 Bedroom Apts: 102 Bedroom Apts: 23 Bedroom Apts: 04+ Bedroom Apts: 00 Other Units: 00 Other Property Types: Multi-Family Ownership Interest: Private Site Influences: Flat Site, Level Land, Public Transportation Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Sarah Sear Appointment Phone: 780-318-4510 Paragon Listing ID: E4463459 (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<https://www.mastersteam.ca/>



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