



## Edmonton Alberta

\$350,000

Excellent investment opportunity in the heart of McCauley! This well located three plex features an upper suite, main floor suite, and an unfinished basement suite all with separate entrances and kitchens, offering outstanding rental income potential and future value-add opportunities. The basement is ready for development, allowing investors to increase cash flow and maximize return. Situated in a great location with convenient access to downtown Edmonton, public transit, schools, shopping, and major roadways, this property is ideally positioned for strong tenant demand. Whether you're looking to expand your rental portfolio or live in one unit while renting out the others, this versatile multi-family property presents a solid long-term investment opportunity in a central, revitalizing neighbourhood. (id:6769)

Living room 3.35 m X 3.24 m

Kitchen 3.63 m X 3.04 m

Bedroom 3 3.36 m X 2.9 m

Bedroom 4 3.35 m X 2.35 m

Family room 3.4 m X 3.56 m

Primary Bedroom 3.4 m X 4.01 m

Bedroom 2 3.65 m X 2.92 m

Second Kitchen 3.65 m X 2.34 m

Sunroom 3.8 m X 1.88 m

Listing Presented By:



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RE/MAX Elite

<http://www.jimdhillon.eliterealestate.ca/>

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