



Edmonton Alberta

\$2,099,000

CMHC MLI ELIGIBLE MULTIFAMILY OPPORTUNITY! Under Construction fourplex with three legal basement suites located at 118 Street. This modern infill project offers a total of 7 rental units and is ideally suited for investors seeking CMHC-backed financing and long-term rental performance. The building provides a total of 16 bedrooms, 12 full bathrooms, and 4 half bathrooms across approximately 4,487.07 sq.ft. of total developed space. Each upper unit features 3 bedrooms and 2.5 bathrooms, while each basement suite offers 1 bedroom and 1 full bathroom, creating a highly desirable rental mix for families and professionals alike. Projected gross rental income is approximately \$14,200 per month, offering strong cash flow potential. The site includes 4 uncovered surface parking stalls with rear lane access. This project is configured as a fourplex with three legal secondary suites, delivering excellent density while maintaining low construction complexity -- ideal for CMHC MLI financing strategies. Architectural design showcases contemporary urban styling with durable, low-maintenance exterior finishes, optimized for long-term rental ownership. Located in a central Edmonton infill location with convenient access to transit, major roadways, employment centers, and established residential communities. Tentative possession: Early 2027. (id:6769)

Listing Presented By:



Originally Listed by:
MaxWell Polaris



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