



## Edmonton Alberta

\$1,630,000

Ready June 2026. Brand New TRIPLEX with 3 LEGAL SUITES (6 RENTAL UNITS) SEPARATELY METERED for ALL UTILITIES. Potential cap rate of 5.13%. Great addition to any portfolio with ability to cash flow immediately. Qualifies for CMHC MLI SELECT. Quick access to NAIT, Kingsway Mall & LRT (train) to Grant MacEwan, U of A, Downtown & ICE District. Three 2-Storey Suites with 3 bed/2.5 bath & Three 1 bed/bath BSMT SUITES. 3-bed plan with built in bench at entry & 5x5 storage rm. Kitchen with pantry, quartz, vinyl plank & SS appliances. Tenants will enjoy 3 large bedrooms, 4pc bath, 4pc ensuite & upper laundry. RAISED FOUNDATION BASEMENT SUITES with large SOUTH facing windows. Effective Gross Income: \$110,390. Operating Expenses: \$26,692. Net Operating Income: \$83,698. Be part of Edmonton's downtown gentrification & realize the real estate APPRECIATION many Canadian Cities have seen. Interior photos not actual property (same plan). Completed building may vary from photos. Property Taxes to be reassessed by City. (id:6769)

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker

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