



## Edmonton Alberta

\$925,000

The BEST 4 PLEX you can buy! PERFECT investment with 4 LARGE units, great suite layouts, all suites have 3 bedrooms and 1.5 baths! All have in-suite LAUNDRY on main floor, all have their own power, gas and water meter, tenants pay all of the utilities with their own providers. Well MAINTAINED, SHINGLES done last year, 2 of the 4 units had furnaces replaced approx. 2 years ago, hot water tanks 5-7 years ago in all units. 7.9% cap rate, 7.5% if you add a 5% vacancy metric. All units are in VERY GOOD CONDITION with different UPGRADES done to each, from flooring, to kitchens and mechanical. Located on a TREELINED STREET, in Delton. GENEROUS yard and outdoor area. Loads of PARKING in the rear! Most are long term tenants, with the current ownership over 30 years, its a great property all around, see it you'll LOVE this place! (id:6769)

Primary Bedroom 2.96 m X 4.12 m

Bedroom 2 4.31 m X 2.43 m

Bedroom 3 3.23 m X 2.75 m

Utility room 1.18 m X 2.44 m

Living room 3.68 m X 5.42 m

Dining room 3.64 m X 2.49 m

Kitchen 3.64 m X 2.87 m

Listing Presented By:



Originally Listed by:  
REMAX River City

<http://www.ryandutka.com/>



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