



Exterior area[®]
2843.56 ft²

(1) Exterior area - Above-grade area measured from the interior perimeter (paint-to-paint), plus wall thickness multiplied by total perimeter wall length.

The ground level surrounding a home - any floor entirely above it counts toward exterior area, any floor partially below it does not.

Perimeter wall thickness: 6 in (entered manually by the appraiser; variations not accounted for).

Calculations reference the RECA RMS 2024 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Edmonton Alberta

\$1,140,000

****Court-Ordered Sale - Sold As Is, Where Is.**** Court-ordered sale of this three-storey, walk-up multifamily apartment building. The property is believed to contain ten one-bedroom, one-bathroom units, plus one upper-floor unit with two bedrooms and one-and-a-half bathrooms. Surface parking is located on the east side of the building. The property appears to have had some updates, including kitchen cabinetry and flooring in select areas; however, buyers are responsible for conducting their own due diligence regarding the condition, completeness, quality, and legality of any improvements. Buyers are responsible for verifying all measurements, unit count, zoning, permitted use, building compliance, square footage, and any other information deemed important to their purchase. The property is being sold strictly on an ****As Is, Where Is**** basis with no warranties or representations by the seller or the sellers representatives. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Excellence



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