



Edmonton Alberta

\$1,499,900

Builder includes one year of paid property management (conditions apply) and pressure-treated fence along north & south property lines (value add of \$30,000). Price includes \$71,423.81; get 100% of the GST back through the New Residential Rental Property Rebate Program (see GST/HST Memorandum 19-3-9). Brand New TRIPLEX with 3 LEGAL SUITES (6 RENTAL UNITS). Potential cap rate of 5.37%. Turnkey investment with immediate cash flow potential. Qualifies for CMHC MLI SELECT. Quick access to NAIT, Kingsway Mall & LRT to MacEwan, U of A, Downtown & ICE District. Three 2-storey 3 bed/2.5 bath suites plus three 1 bed/1 bath basement suites. Quartz, vinyl plank, pantry, SS appliances, upper laundry, built-in bench & 5x5 storage room. Raised foundation basement suites with large south-facing windows. EGI \$110,016. Operating Expenses \$29,504. NOI \$80,512. Strong long-term appreciation potential. Interior photos are of the same floor plan, not this property. (id:6769)

Listing Presented By:



Originally Listed by:
Real Broker

https://linktr.ee/team_seitz



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.