



Edmonton Alberta

\$9,200,000

A rare opportunity to acquire a turnkey 36-unit rental portfolio in Rosenthal, combining the scale of multifamily with the flexibility of individually titled real estate. Completed in 2023, this contiguous portfolio consists of 12 single-family homes, each purpose-built with three income streams: a 1,292 sqft 3BR / 2.5BA main suite, a legal 527 sqft 1BR / 1BA basement suite, and a legal 504 sqft 1BR / 1BA garage suite above the double detached garage. Modern finishes include quartz countertops, stainless steel appliances and separate laundry in each of the suites. Each property also enjoys its own fenced yard. Professionally managed with fixed-term leases and additional rental upside, this is a newer, performing asset designed for long-term ownership. The 12 individual titles create something conventional multifamily cannot easily replicate: the ability to hold the portfolio as one income-producing asset while maintaining future flexibility to sell individual properties. Located near schools, the future Lewis Farms Rec Center, Costco, River Cree Resort and Casino, and the major employment hub of Acheson. (id:6769)

Listing Presented By:



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Professional Realty Group



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