



## 610813 85 Avenue Edmonton Alberta

\$2,900,000

Click listing brochure for more details\*\* Comprised of two properties constructed in 2018. 10 minute walk from the University of Alberta with strong historical occupancy. Located in Garneau, one of Edmonton's most desirable rental communities. Each property contains 4 large, high-end kitchens, 4 laundry areas, 6 parking spaces and extra rentable storage space. Currently the U of A contributes \$19.4 billion to Alberta's economy with further plans to increase enrollment to 50,000 students by 2026. The Properties are located along 108 Street, directly east of the University of Alberta. Throughout the year, the Garneau neighbourhood is one of the busiest nodes in the Edmonton region. The area is filled with students, hospital workers, patients, faculty staff, retail employees and young professionals. Four blocks south of the Properties is 82nd Avenue, otherwise known as Whyte Avenue, which is home to many of the City's most frequented cafes, restaurants, bars, clubs and lifestyle product and service providers. (id:6769)

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