



## Edmonton Alberta

\$470,000

Investment property in the desirable community of Virginia Park! This 4-plex has 75% occupancy with established tenants and grosses \$5,500 a month when fully rented. The 33 X 120 lot zoned RMh16 holds many re-development opportunities. The top floor is a large 3 bedroom suite, the main floor has a 1 bedroom suite and a 1 bedroom suite with a den and there is a 2 bedroom suite in the basement. All units have their own separate entrances, shared laundry on site, the fire alarms have been upgraded in 2024 and a commercial grade Trane furnace was installed in 2021. Building has rear alley access with tandem parking and situated across from Borden park and the EXPO center. The River Valley is 4 blocks south, Concordia University is a 5 minute walk East, quick access to downtown and Wayne Gretzky Drive. Many amenities in the area including restaurants, parks, schools and public transit. Dont miss this one. (id:6769)

Bedroom 6 Measurements not available

Additional bedroom Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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