



Edmonton Alberta

\$1,850,000

Talk about an income property! This triplex with legal basement suites gives you 6 units, a current net monthly profit of \$8,995 (after expenses), and a cap rate of 5.83%! This property is very well maintained, and is only a few years old with ACTUAL known rental amounts and expenses versus brand new builds that are pure speculation. The upgraded finishings throughout are appealing to tenants as the comfort and stylish decor makes it an ideal rental. All three main units have between 1470-1508sqft, three bedrooms, 2.5 bathrooms, a garage bay in the triple garage, laundry, and an amazing loft with third story West-facing balcony that you can enjoy those ravine views! All three basement suites have their own separate entry, laundry, and are rented fully furnished. Located backing a park, literally steps to Mill Creek ravine and the trendy restaurants on the other side of it, your tenants will love the location! Make a solid long-term investment with this fantastic property! (id:6769)

Family room 2.32 m X 2.71 m

Den 2.66 m X 1.73 m

Bedroom 4 2.65 m X 2.71 m

Bedroom Measurements not available

Living room 3.59 m X 3.49 m

Dining room 3.16 m X 2.15 m

Kitchen 3.28 m X 3.61 m

Primary Bedroom 3.99 m X 3.5 m

Bedroom 2 2.68 m X 3.4 m

Bedroom 3 2.6 m X 2.92 m

Bonus Room 4.61 m X 3.78 m

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Additional bedroom Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate



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