



Edmonton Alberta

\$799,800

Fantastic investment opportunity in Eastwood! This well-maintained 4-plex offers four self-contained two-storey units, each over 1,100 sqft. (4500 total building) plus a full undeveloped basement. Registered as a condominium (Units 1-4). Each unit features 3 bedrooms, a spacious living room, dining area with patio access, kitchen with ample cabinetry, a 2-piece main bath, and a 4-piece bath. Total of 12 bedrooms, 4 full baths, and 4 half baths. Fully landscaped with 6 parking stalls and conveniently located near public transit and downtown Edmonton. Current rental income is approx. \$1,450/month per unit, excluding utilities. Excellent revenue potential—must see! Majority of the units have been renovated. Large plot of land at 7000 sqft making this a potential hold and develop property. Gross income is \$69,600 per year with a 5.5%-6% cap rate. All leases in place till end of 2026. (id:6769)

Living room 3.77 m X 5.56 m

Dining room 2.54 m X 2.28 m

Kitchen 2.54 m X 3.27 m

Primary Bedroom 3.85 m X 3.49 m

Bedroom 2 2.53 m X 4.25 m

Bedroom 3 3.83 m X 2.68 m

Listing Presented By:



Originally Listed by:
Rimrock Real Estate

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