



Edmonton Alberta

\$769,000

4 LEGAL SUITES! 10 Bedrooms side by side DUPLEX and a DOUBLE GARAGE! Located on a 50x148 Sq ft CORNER Unit! COMPLETELY RENOVATED with 4 redone kitchens, S/S appliances, redone bathrooms, new flooring, paint and baseboards. Other improvements include a 2011 roof, Vinyl Windows, high efficiency furnaces, 100 AMP electrical panels for each side, plus 2 fenced yards. This is the perfect, turnkey, buy and hold, w/ a long term land play! Located on a 90 degree corner lot with a boulevard and city sidewalks, back alley access from the side of the property, a nearby fire hydrant, and electrical lines on your side of the alleyway. This Property is also great for cash flow with a gross total Monthly rental income is \$7200+ and total monthly costs traditionally floating around 2200-2600 / month, taking into consideration a vacancy rate of 5%, this property has an NOI of approximately 54-55k / year. This property has a Cap rate of OVER 7% at the current list price. A MUST SEE! (id:6769)

Additional bedroom Measurements not available

Bedroom Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Listing Presented By:



Originally Listed by:
Logic Realty

<https://listquickyeg.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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