



## Edmonton Alberta

\$1,250,000

A unique & reliable investment opportunity is presented within the ownership of this custom built group home, providing stable and predictable investment performance at 9512 154 Street. Located in the budding community of Sherwood West Edmonton, the 2923 sq. ft. group care facility has 6 rooms for tenants, with full mobile accessibility and safety in mind. Features include; full life safety systems in fire suppression & alarms, medical care facility grade finish within the space, & wheelchair accessibility for main floor of facility. Full legal 2 bed upper level suite provides flexibility for live-in caretaker quarters, or additional accommodation for tenants. Confidence in this asset can be maintained as there is a long term group home operator leasing the space, providing a steady and predictable monthly income. Oversized garage & loading/pad space a plus for daily operations. Your asset's operating expenses are reduced with ZERO municipal property tax & group home operator maintenance responsibility! (id:6769)

Listing Presented By:



Originally Listed by:  
Exp Realty

**RE/MAX ELITE**

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