Main Floor Exterior Area 1273.67 sq ft
Interior Area 1106.82 sq ft
Excluded Area 270.57 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Edmonton Alberta

\$764,900

PORTFOLIO SALE!!! This property consists of 15/80 total doors. Properties are being sold either individually or as package dealsWELCOME TO THIS WELL-CARED-FOR MULTI-FAMILY PROPERTY IN EDMONTON'S DOWNTOWN EAST AREA--A CLEAN, QUIET, AND AFFORDABLE HOUSING OPTION WITH STRONG LONG-TERM TENANT STABILITY. The building has RECEIVED IMPORTANT UPDATES over the years, including a 2014 HOT WATER TANK, 2002 FURNACE, 2010 ROOF, and 2024 EAVESTROUGHS. EXTERIOR TRENCHED SKIRTING AND SPOT FOUNDATION REPAIRS have also been completed to SUPPORT LONG-TERM STRUCTURAL PERFORMANCE. This BUILDING FEATURES SEPARATE KITCHENS OR KITCHENETTES IN ALL UNITS, providing PRIVATE, SELF-CONTAINED SPACES that appeal to QUALITY TENANTS. There are 3 BATHROOMS in total: the MAIN AND BASEMENT UNITS SHARE TWO BATHS, while the TWO SECOND-FLOOR UNITS SHARE ONE BATH--AN EFFICIENT, WELL-FUNCTIONING LAYOUT for this style of property. The YARD IS FULLY ENCLOSED with 6-FOOT SECURITY FENCING AND LOCKED GATES, creating a SAFE AND CONTROLLED ENVIRONMENT. TURNOVER IS EXTREMELY LOW, supported by MANY LONG-TERM RESIDENTS. A SOLID, LOW-MAINTENANCE INVESTMENT offering STRONG DEMAND AND STABLE RETURNS in a CENTRAL LOCATION. (id:6769)

Listing Presented By:



Originally Listed by: Exp Realty



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