

Main Floor Exterior Area 874.54 sq ft
Interior Area 795.98 sq ft
Excluded Area 86.71 sq ft



0 4 8 ft

PREPARED: 2025/08/27



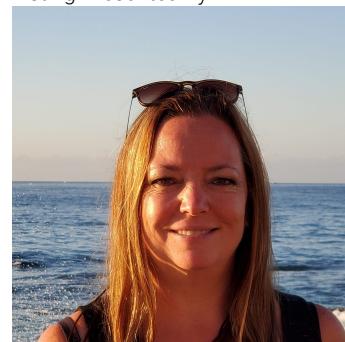
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Edmonton Alberta

\$467,900

PORTFOLIO SALE!!! This property consists of 6/80 total doors. Properties are being sold either individually or as package deals. WELCOME TO THIS WELL-MAINTAINED MULTI-FAMILY PROPERTY IN EDMONTON'S DOWNTOWN EAST AREA--A CLEAN, QUIET, AND AFFORDABLE HOUSING OPTION WITH STRONG LONG-TERM TENANT APPEAL. The building has seen IMPORTANT RECENT UPGRADES, including a 2021 HOT WATER TANK, 2022 FURNACE, and 2024 ROOF AND EAVESTROUGHS, providing PEACE OF MIND and REDUCED FUTURE CAPITAL COSTS. This PROPERTY OFFERS 4 KITCHENS AND 4 BATHROOMS. The TWO MAIN FLOOR UNITS and the THIRD-FLOOR UNIT EACH HAVE THEIR OWN PRIVATE KITCHEN AND BATHROOM, while the THREE SECOND-FLOOR UNITS SHARE A KITCHEN AND BATHROOM--AN EFFICIENT SETUP THAT SUPPORTS CONSISTENT RENTAL DEMAND. The GROUNDS ARE FULLY SECURED with 6-FOOT SECURITY FENCING AND LOCKED GATES surrounding the perimeter. TENANT TURNOVER IS EXTREMELY LOW, with MANY LONG-TERM RESIDENTS who appreciate the SAFE, WELL-MANAGED ENVIRONMENT. A RELIABLE, LOW-MAINTENANCE INVESTMENT offering STABLE CASH FLOW and STRONG DEMAND in a CENTRAL LOCATION. (id:6769)

Listing Presented By:



Originally Listed by:
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