



12155 54 Street Edmonton AB

\$2,307,900

What a price for 21 UNITS!!! This building has 19 two bedroom units and 2 three bedroom units which is great for long term tenants. Roof & boiler replaced in the early 2000s. Mortgage of 1.5M until June 2028 must be assumed. Priced at \$109,900/door, a current CAP rate of 5.4%, and a stabilized CAP rate of 6.83%, this is an investor's dream! Plus the next door 69X123ft RA7 zoned lot on a 8516sq.ft 22 unit building pocket is also for sale at \$399,900 (E4353770/ 12149-54st). Located close to schools, transit, amenities, and shopping, tenants will love living here.

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

jeneens@remax.net

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

jmattie@telusplanet.net