



## 13155 66 Street Edmonton AB

\$774,900

Looking for a great investment take a look at this Four Unit townhouse complex featuring 1149 sq ft 3 bedrooms 2 bathrooms 5 appliances. Main floor features an Entertaining size living room with patio doors onto a deck area. Galley Kitchen with 3 appliances and an adjoining family dining area and a half bathroom. Three generous size bedrooms upstairs with a full bathroom. Basement is full and open with a Washer & Dryer this area is ready for future development. Lots of parking and a double garage. Close to Shopping, Restaurants, Schools and Public Transportation which makes this investment easy to find good tenants. No vacancies in the past 3 years. Tenants pay for all utilities. Rents starting June 1/24 are between \$1,250 or \$1,495 or \$5,535. monthly and on Oct 1/24 rents will range from \$1,395 up to \$1,495 or \$5,780 or \$69,360 yearly Total expenses \$17,786. Net operating income \$51,574. Cap Rate of 6.44%

Listing Presented By:



Originally Listed by:  
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