



8025 112 Avenue Edmonton AB

\$1,035,000

Alyssia Manor is a nine-suite apartment building located at 8025 - 112 Avenue in Edmonton, Alberta. It is a three-storey walk-up, wood-frame construction building with balconies. It was built in 1973. Parking is surface, and paved and includes four covered stalls (9 total stalls). The suite mix is 2 - 2 Storey One Bedroom Suites, 3 Larger One Bedroom Suites, and 4 Smaller One Bedroom Suites, Upgrades Include: 2010 - Boiler Replaced. 2013 - Windows and Balcony Doors (All Weather Windows). 2013 Fire Alarm System Upgrade (Stairwell Emergency Lights). 2015 - Upgraded Balconies and Re-Roofing. 2018 - Installation of Surveillance Camera System. 2022 Replacement of Smoke Alarm Devices and Replacement of Fire Hoses. Total cost of Upgrades: \$117,489. Property is self managed, Property Management, Caretaker and Repairs are not included in proforma. Excellent rental location, across the street from Save On Foods, close to LRT and other amenities.

Listing Presented By:



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