



## 8607 108A Street Edmonton AB

\$1,039,400

This is your chance to own the University Rental building you have always wanted to own! This newer-built Tri-Plex is nestled in the highly sought-after Garneau Community. Located in a mature neighborhood and is just a short walk to the UofA, River Valley, and Whyte Ave! Building has a total of 8 bedrooms for exceptional income. The building has two 3-bedroom units and one 1-bedroom unit. Each unit is self-contained with its laundry and utilities. Units are stacked on top of each other offering spacious floor plans and privacy. The main living areas are open-concept concepts with the living room, dining area, and kitchen flowing into each other. Each kitchen is equipped with full-size stainless steel appliances including dishwashers. Rear on-site parking. The building can be condominiumized and sold as separate units if desired. Rental Rates as follows: #1 \$1,200 month-to-month #101 \$1,600 yearly end 4/30/24 #201 \$1,700 year 8/31/24 Tax \$7,078.19 BSMT leased by owner's son. New rate can be neg.

Listing Presented By:



Originally Listed by:  
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