



Edmonton Alberta

\$900,000

Over \$180K in upgrades and renovations over the past 9 years. 6-Plex on a corner lot (45.7 x 15.2 SQM) with 100% occupancy throughout. Current market rates present an opportunity to increase profit/cap rate by over 30%. Current rents may qualify for CMHC MLI Select financing, though the seller does not accept long-term financing. All tenants are month-to-month. Prime location near NAIT, Royal Alex Hospital, Blatchford, Downtown, and the Future LRT. Major upgrades: New parking/sidewalk, sewer line, boiler, hot water tank, balconies, main doors, mail lockbox, security system, additional storage, and shed. New fridges and some other appliances. Windows re-sealed and framed. Five suites partially renovated, Unit 102 fully renovated. The heating and security systems can be controlled remotely. Current rents: Four 2-bedroom units at \$1,100 Two 1-bedroom units at \$900. Rents are over 30% below market. Laundry revenue can be increased by over 50%. (id:6769)

Listing Presented By:



Originally Listed by:
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