

149 STREET



10728 149 Street Edmonton AB

\$1,990,000

4Plex 8 units for sale!! Investor's favor floorplans: 4 upstairs units and 4 legal basement suites for a total of 8 units. This property is suitable for the CMHC MLI SELECT PROGRAM. The Upstairs unit each has kitchen, living room, laundry, 3 bedrooms, and 2.5 baths. The basement Unit each has kitchen, living room, One bedroom and 1 full bath. with SEPARATE SIDE ENTRANCES and also includes 4 detached single car garages. The property is projected to generate approximately \$158,400 in annual gross rent and 5.5% cap rate. Fully finished and equipped with all SS appliances and landscaping. Near Downtown, West Edmonton Mall & Schools, shopping & public transportation all within walking distance. Features: 9' ceilings all 3 levels, Vinyl floor throughout, quartz countertops throughout. Currently at Foundation stage. Currently at drywall stage and Possession date is estimated to be Summer 2025. Builder can assist CMHC and proforma available.

Listing Presented By:



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