

## Total 5 units (front & back duplex + Garage suite)



10926 80 Avenue Edmonton AB

\$1,677,000

University property investor! 3 Story Total 5 units 4382.4 sqft. with 14 beds & 14 baths. 3 story Front-back Duplex + 2 basement units (each 610 sqft.) + 1 garage suite (678 sqft.) & 2 single garage parkings. Financing available CMHC MLI. The project layouts are designed for "university students" rental. The property is projected to generate approximately \$115,200 in annual gross rent and cap rate of 4.6%. Fully finished and equipped with all appliances and landscaping. 2 mins walk to bus station and directly to University of Alberta or to Southgate shopping center. The project is estimated to be completed in 2025.

Listing Presented By:



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