



## Edmonton Alberta

\$1,999,888

This TWELVE (12) Unit Apartment Building is ONE OF FEW UNITS IN PRESTINE CONDITION! here in Edmonton. One - 3 Bedroom: Five- 2 Bedrooms: Six- 1 Bedrooms. Grossing \$156,800/Year with a 5.34% Cap Rate \*\*\* \$351,800 Spent on Improvements since 2017!!! \*\*\* Including Improvements & NEW: Windows, Doors, Roof, Fire Alarms (The Entire System with City Permits/License), Intercom System, Security Cameras, Tank-Less HWT & Boiler System, Plumbing, Kitchen Suites, Flooring, Paint, Concrete... In other-words the word EXTENSIVE comes to mind. Every tenant have been hand-picked with Great Diligence & ALL Prefer to Stay! The Market Value Rents are Current & In-Line to keep the Tenants HAPPY! \*\*\* THIS is a TURN-KEY Building which would be PERFECT For the First Time Multi-Family Investor. Worth mentioning is the prestige of it being located in WESTMOUNT - Known to be one of Edmonton's Greater Character / Eclectic Neighborhoods just west of Downtown Edmonton. THIS IS THE ONE YOU WE'RE WAITING FOR! (id:6769)

Listing Presented By:



Originally Listed by:  
Sterling Real Estate

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