



# Edmonton Alberta

\$2,200,000

Brand new 4-plex with 8 fully legal units in central Edmonton! Each main unit features 3 bedrooms, 2.5 baths, and 1,395 sq ft, plus a fully self-contained 1 bedroom, 1 bath basement suite (686 sq ft) with separate entrance and in-suite laundry. Modern finishes throughout, separate utility meters, and parking included. Projected gross rent of \$163,200/year with 5-6% cap rate potential. Ideally located near NAIT, Royal Alexandra Hospital, downtown, and major transit routes. No rent control, low property taxes, and a strong rental market make this a perfect turnkey investment. Future condo title potential. A rare opportunity for cash-flow-focused buyers in one of Canada's most landlord-friendly markets. (id:6769)

Bedroom 4 Measurements not available

Bedroom 2 Measurements not available

Primary Bedroom Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
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