



## Edmonton Alberta

\$1,525,000

TRIPLEX w/ 3 LEGAL SUITES (6 RENTAL UNITS) qualifying for CMHC MLI SELECT. Cash-on-Cash Return of 55.79% (SELF MANAGED) or 43.84% (MANAGED) w/ GST rebate, financing, appraisal & legal fees considered. Projected monthly rent is \$9,735 w/ annual gross revenue of \$116,820 & cap rate of 5%. Cash Flow After Debt Service - SELF MANAGED \$24,637 or \$15,525 MANAGED. Quick LRT (train) access to Nait, Grant MacEwan, U of A, Downtown, ICE District, Kingsway Mall, Royal Alex & Glenrose Hospital. Three 2-Storey Suites w/ 3 bed/2.5 bath & Three 1 bed/bath BSMT SUITES. 3-bed plan w/ built in bench at entry & 5x5 storage rm. Kitchen w/ pantry, quartz, vinyl plank & SS appliances. Tenants will enjoy 3 large bedrooms, 4pc bath, 4pc ensuite & upper laundry. BSMT SUITES w/ large SOUTH facing windows. Landscaped yard w/ 5 ENERGIZED parking stalls. Be part of Edmonton's downtown gentrification & realize the real estate APPRECIATION many Canadian Cities have seen. Commercial financing required. Rendering used. Ready Fall 2025. (id:6769)

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker

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