



## 11411 88 Street Edmonton AB

\$1,589,900

TRIPLEX with THREE LEGAL SUITES (total of SIX RENTAL UNITS) located in Parkdale. Three 2-Storey Suites w/ 3 bed/2.5 bath & Three 1 bed/1 bath BSMT SUITES. Will qualify for CMHC MLI SELECT FINANCING. Quick access to Nait, Grant MacEwan, U of A, Campus Saint-Jean by LRT or walk/bus to Concordia. Close to Downtown, ICE District, Kingsway Mall, Royal Alexandra & Glenrose Hospital. Potential monthly rental income of \$9,750 w/ annual gross revenue of \$117,000 & cap rate of 5%. 3-bedroom plan boasts built in bench at entry & 5ftx5ft main floor storage room. Kitchen w/ pantry, quartz counters, vinyl plank flooring & stainless-steel appliances. Tenants will enjoy 3 large bedrooms, 4pc bath, 4pc ensuite & upper-level laundry. BSMT SUITES w/ large SOUTH facing windows for plenty of natural light. Landscaped yard w/ 3 TANDEM ENERGIZED parking stalls. Be part of Edmonton's downtown gentrification & realize the real estate APPRECIATION many Canadian Cities have seen. Commercial financing required. Rendering image used.

Listing Presented By:



Originally Listed by:  
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