

# 3 Plex - Total 5 units

3D rendering for illustration purpose only

FRONT (face East)



11436 78 Ave Edmonton AB

\$1,930,000

Currently DP permit completed - University property investor! one of the kind: 3plex total 5 units: 17 beds + 17 baths + 3 half baths. Upstairs each unit is around 1300 sqft. Basement each unit is around 654 sqft. The project layouts are designed for "university students" rental. The property is projected to generate approximately \$141,600 in annual gross rent and cap rate of 5.02%. Fully finished and equipped with all appliances and landscaping. Walk to train (LRT) station and 2 stops to University of Alberta. The project is estimated to be completed in the Summer 2025.

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

RealEstatePeter888@gmail.com

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca