



Edmonton Alberta

\$649,900

Attention Investors! Prime Investment Property Near NAIT! This well-maintained, legal side-by-side duplex on one title offers, incredible 6 separate rental units and is located just a short walk from NAIT, Kingsway Mall, Metro Line LRT and bus stops--making it a highly desirable location for tenants. Property Breakdown: 2 x 2-bedroom units on the main floor (on both sides) 2 x 1-bedroom units in the basement (on both sides) 2x bachelor suite units in the basement (on both sides) Current total rent income: \$6950/month, or \$83,400/year Several upgrades over the years, including: New basement windows Laminate flooring, Upgraded furnaces Cosmetic enhancements to both units Double detached garage and extra parking in the back yard for added convenience Fantastic holding property with steady income potential With its prime location and strong rental income, this property is an ideal choice for both new and seasoned investors looking for a solid addition to their portfolio. (id:6769)

Bedroom 3 5.78 m X 3.99 m
Bedroom 4 4.14 m X 1.93 m
Second Kitchen 4.14 m X 2.6 m
Bedroom 5 2.38 m X 4.75 m
Bedroom 6 3.32 m X 3.9 m
Additional bedroom 5.76 m X 3.97 m

Bedroom 5.76 m X 3.97 m
Living room 5.78 m X 4.04 m
Dining room 3.3 m X 2.8 m
Kitchen 4.14 m X 2.6 m
Primary Bedroom 3.3 m X 3.9 m
Bedroom 2 2.38 m X 4.72 m

Listing Presented By:



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