



Edmonton Alberta

\$595,000

LOCATED ON 2 CORNER LOTS, Legal Triplex with Oversized Triple Garage ;POTENTIAL TO BUILD ADDITIONAL GARDEN/GARAGE SUITES. Dedicated parking stalls at the rear, along with six parking stalls in the front--a rare and highly attractive feature for tenants and clients. Located on a corner lot in a strategic, high-visibility area, this property is an ideal revenue generator with numerous income streams. Currently, the two lower suites are advertised for rent at \$2300 per month plus 50% utilities. There is also potential to rent the upstairs 1450 square foot main floor. Additional opportunities to renting the three suites include: o Garage rental o Signage space for advertising o Upper suite rental The layout features a large 1400 square foot upper level, and two lower LEGAL spacious suites with nine-foot high ceilings and separate entrances for each unit, ensuring privacy for tenants. The location is convenient for access to downtown and public transportation, with numerous schools in close proximity. (id:6769)

Bedroom 4 3.85 m X 2.72 m

Bedroom 5 3.84 m X 2.74 m

Second Kitchen 5.48 m X 3.49 m

Second Kitchen 5.48 m X 3.95 m

Living room 5.21 m X 4.54 m

Dining room 3.77 m X 3.11 m

Kitchen 4.38 m X 3.01 m

Primary Bedroom 4 m X 3.27 m

Bedroom 2 4 m X 3.31 m

Bedroom 3 3.75 m X 2.58 m

Listing Presented By:



Originally Listed by:
MaxWell Progressive

<http://www.petersellshomes.ca/>

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