



## 15105 108 Avenue Edmonton AB

\$2,199,000

Prime location with fantastic design and build by houseofmodernity. Cap rate 5%(does not include Debt service ratio). 4plex with 4 legal suites features 9 ft ceilings on all 3 levels, gas appliances, 2 bed 2 bathroom ensuite layout for the second floor. a large bedroom shared by kids instead of being crammed into a small 3 bedroom model you would see in a basic townhouse. And of course to the working professionals who each want to have there own space. Separate entrance for legal basement suite. Option to be rented as one whole unit as well. Vaulted ceilings for the bedrooms. basement is large and spacious and features one bedroom with living room large enough to have a pull out sofa if you wanted that extra sleeping space. Designer lighting package, high end finishes. Rare Opportunity to own a fully complete building ready to go without having to wait for completion. Building Fully Rented \$12500/MONTH + UTILITIES

Listing Presented By:



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