



## Edmonton Alberta

\$79,900

Investor Alert in Westmount! An exceptional opportunity for the savvy investor seeking sweat equity and strong returns. This fully gutted 690 sq. ft. unit is ready for the right owner to take it across the finish line and unlock its full potential. Comparable units in the building are renting for \$1,250/month, delivering an impressive 8.5% return on investment after condo fees and property taxes—a rare find in today's market. Perfectly located just one block from trendy 124 Street and the Brewery District, and within minutes of Downtown Edmonton, Grant MacEwan University, and the Ice District, this Westmount property offers unbeatable walkability and long-term rental demand. A prime opportunity to add value in one of Edmonton's most desirable central communities. (id:6769)

Living room 5.27 m X 3.29 m

Kitchen 4.4 m X 2.27 m

Dining room Measurements not available

Primary Bedroom 4.58 m X 3.03 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

<http://experiencerealtygroup.com/>



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