

Edmonton Alberta

$1,299,000

FULLY LEASED FIVE-RESIDENCE INCOME PROPERTY | $9,500/MONTH INCLUDING UTILITIES. Brand-new investment property in Cromdale, backing onto Rat Creek with downtown and stadium views. All five residences are secured under one-year leases, with commencement dates ranging from July 15 to November 1, 2026. Combined rent totals $9,500/month, including utilities, representing $114,000 in annual gross rental income at full occupancy. This front-and-rear duplex offers two spacious three-storey residences, each with three bedrooms plus a loft, two private one-bedroom basement suites, and a separate two-bedroom garage suite. Each residence has its own private entrance. Both three-storey residences feature covered loft patios, while the garage suite offers a private balcony overlooking Rat Creek. A rare opportunity to own a fully leased, newly built five-residence property. (id:6769)

Bedroom 4 2.72 m X 3.56 m
Bedroom 6 2.72 m X 3.56 m
Living room 3.62 m X 3.47 m
Dining room 3.4 m X 3.58 m
Kitchen 3.39 m X 2.47 m
Primary Bedroom 4.29 m X 3.42 m

Bedroom 2 2.91 m X 3.06 m
Bedroom 3 2.91 m X 3.41 m
Bedroom 5 3.52 m X 3.01 m
Additional bedroom 2.91 m X 3.06 m
Bedroom 4.29 m X 3.42 m

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