



## 8210 101 Street Edmonton AB

\$630,000

Location, Location, Location! Perfect Opportunity in the Heart of Old Strathcona. Expand your portfolio with this mid-century Side by Side duplex in the highly sought out & vibrant community of Strathcona, mere steps to WHYTE AVE, U of A, and all the shops, restaurants, nightlife that the City offers. This opportunity consists of 4 units. Original hardwood floors in the living room and primary bedroom with charming mock fireplaces in the living room up and down. Upgrades in recent years include, two newer furnaces (one mid and one HE), hot water tank, fiberglass shingles, appliances, sewer line & some windows (up & down). Monthly income of \$4650. Includes Coin laundry in the basement on 8212 side (there's also hook-up for laundry on the other side). DOUBLE DETACHED garage included! A great long term hold for your portfolio, with SOLID opportunities to do some upgrades & INCREASE YOUR NOI. 4 fridges, 4 stoves are included. Great GREEN space for tenants on the North side of the building to relax and enjoy!

Listing Presented By:



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