



Edmonton Alberta

\$4,750,000

ATTENTION INVESTORS!!! - Extremely Rare & an Exceptional Opportunity to purchase this 7plex that includes 7 legal basement suites (14 units) in the highly sought after community of Bonnie Doon, ranked one of Edmonton's best infill communities. This property is located 1 block from Whyte Avenue, a future LRT station, Bonnie Doon Mall which offers plenty of amenities. This rare 14 unit complex is the perfect addition to any portfolio with near zero vacancy & million dollar homes on every street, this property is perfect for the CMHC MLI SELECT PROGRAM. Architecturally designed & includes 28 bedrooms, 16 bathrooms with a unit mix of 3 bedroom/2.5 storey main floor units & 1 bedroom legal basements suites. The property also includes 7 single detached garages to add to your revenues which have been projected to be in the range of \$260,000 annually. This property comes fully finished, includes all appliances, designed to perfection and is steps to the ravine, walking trails & a 10 min drive to the City's core. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Arteam Realty

<http://experiencerealtygroup.com/>

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