



## 9263 110A Avenue Edmonton AB

\$249,900

Welcome to an exceptional investment opportunity offering impressive returns! This meticulously maintained multifamily property features five bachelor suites with a den and boasts a stellar 10.3% capitalization rate (Cap Rate), making it a standout choice for savvy investors looking to maximize their ROI. 4 above ground suites with 1 in the basement. Completely upgraded electrical and plumbing, newer shingles in 2019, new hot water tank in 2023! Located in Central Edmonton in little Italy this great property is steps to public transportation and shopping! Single detached garage and additional parking pad complete this great property. Very low vacancy, one of the tenants has been in the building over 20 years.

Listing Presented By:



Originally Listed by:  
The Foundry Real Estate Company  
Ltd

marc@thefoundryrealestateco.com

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca