



## Edmonton Alberta

\$2,450,888

INVESTORS, Welcome to this unique, 8-Unit LEGAL 4 PLEX in the HEART of HOLYROOD! A+ TENANT PROFILE & LOW VACANCY! TOTAL OF 16 BEDROOMS AND 16 BATHROOMS! UPPER units are approx 1320 sq ft (200 sq ft bigger than most of these 4 plexs. This property is built to command TOP MARKET RENTS with upgraded insulation to keep utilities at an LOW! Upon entry of each unit, you will be welcomed by a modern open concept, the main floor features chefs kitchen with SS appliances, living and dining space; Upstairs will be 3 well sized bedrooms, including the primary suite with ensuite, upstairs laundry. Separate entrance basement with 1 bed/1 bath legal suite with full kitchen. Average Rental income will be appx \$16K for the entire building. People have done air bnb for there basement @ \$2000/ month. 4 OVERSIZED GARAGES. This INVESTMENT property truly HAS IT ALL! ALL APPLIANCES (8) , LANDSCAPING AND FENCING. CMHC MLI SELECT program. Built by Castle Built homes, building since 2007. Project is in initial stages. (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
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