

Main Floor Exterior Area 874.54 sq ft
Interior Area 795.98 sq ft
Excluded Area 86.71 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Edmonton Alberta

\$467,900

PORTFOLIO SALE!!! This property consists of 6/80 total doors. Properties are being sold either individually or as package deals. WELCOME TO THIS WELL-MAINTAINED MULTI-FAMILY PROPERTY IN EDMONTON'S DOWNTOWN EAST AREA--A CLEAN, QUIET, AND AFFORDABLE HOUSING OPTION WITH STRONG LONG-TERM TENANT APPEAL. The building has seen IMPORTANT RECENT UPGRADES, including a 2021 HOT WATER TANK, 2022 FURNACE, and 2024 ROOF AND EAVESTROUGHS, providing PEACE OF MIND and REDUCED FUTURE CAPITAL COSTS. This PROPERTY OFFERS 4 KITCHENS AND 4 BATHROOMS. The TWO MAIN FLOOR UNITS and the THIRD-FLOOR UNIT EACH HAVE THEIR OWN PRIVATE KITCHEN AND BATHROOM, while the THREE SECOND-FLOOR UNITS SHARE A KITCHEN AND BATHROOM--AN EFFICIENT SETUP THAT SUPPORTS CONSISTENT RENTAL DEMAND. The GROUNDS ARE FULLY SECURED with 6-FOOT SECURITY FENCING AND LOCKED GATES surrounding the perimeter. TENANT TURNOVER IS EXTREMELY LOW, with MANY LONG-TERM RESIDENTS who appreciate the SAFE, WELL-MANAGED ENVIRONMENT. A RELIABLE, LOW-MAINTENANCE INVESTMENT offering STABLE CASH FLOW and STRONG DEMAND in a CENTRAL LOCATION. (id:6769)

Listing Presented By:



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