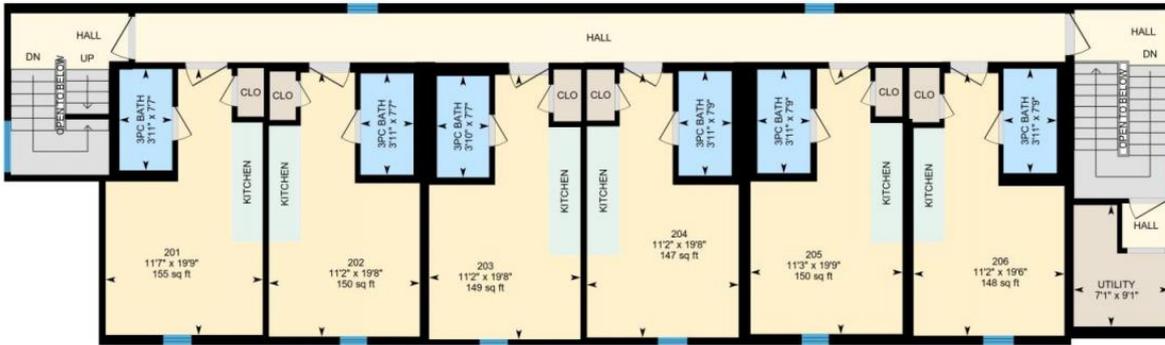


2nd Floor Exterior Area 2077.54 sq ft  
 Interior Area 1966.91 sq ft  
 Excluded Area 5.66 sq ft



PREPARED: 2025/08/25



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

\$2,749,900

PORTFOLIO SALE!!! This property consists of 18/80 total doors. Properties are being sold either individually or as package deals. WELCOME TO THIS 2024-BUILT MULTI-FAMILY INVESTMENT PROPERTY IN EDMONTON'S DOWNTOWN EAST AREA. BUILT WITH A CONCRETE AND STEEL STRUCTURE, THIS BUILDING OFFERS EXCEPTIONAL DURABILITY, SAFETY, AND LONG-TERM VALUE. The MODERN STUCCO AND HARDIE BOARD EXTERIOR provides strong curb appeal and low-maintenance performance. This PURPOSE-BUILT COMPLEX FEATURES 18 STUDIO APARTMENTS, each with THEIR OWN KITCHEN AND BATHROOM, offering PRIVATE, SELF-CONTAINED LIVING SPACES that attract QUALITY, LONG-TERM TENANTS. The building includes ON-SITE LAUNDRY, SECURED ENTRY, and 6-FOOT SECURITY FENCING WITH LOCKED GATES surrounding the perimeter. The PROPERTY IS EXTREMELY WELL MANAGED and MAINTAINED, with a proven track record of CLEAN, QUIET, AND SAFE HOUSING. This is a TURN-KEY, LOW-MAINTENANCE ASSET offering STRONG RENTAL DEMAND and EXCELLENT PERFORMANCE for INVESTORS SEEKING NEWER CONSTRUCTION with MINIMAL FUTURE CAPITAL NEEDS. (id:6769)

Listing Presented By:



Originally Listed by:  
 Exp Realty

**RE/MAX ELITE**

**RE/MAX Elite**

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