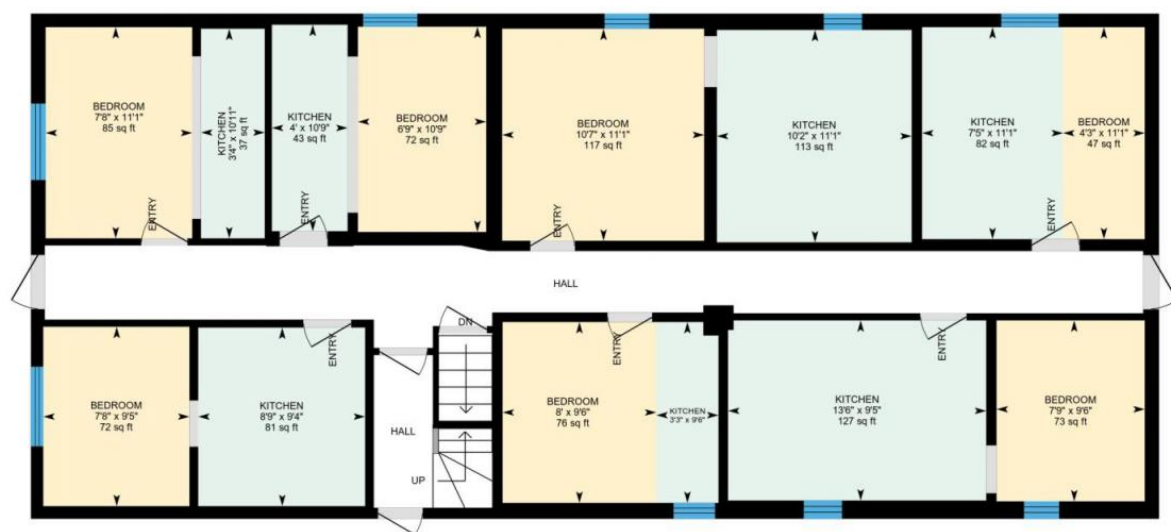


Main Floor Exterior Area 1273.67 sq ft
 Interior Area 1106.82 sq ft
 Excluded Area 270.57 sq ft



0 5 10
ft

PREPARED: 2025/09/05



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

\$764,900

PORTFOLIO SALE!!! This property consists of 15/80 total doors. Properties are being sold either individually or as package deals. WELCOME TO THIS WELL-CARED-FOR MULTI-FAMILY PROPERTY IN EDMONTON'S DOWNTOWN EAST AREA--A CLEAN, QUIET, AND AFFORDABLE HOUSING OPTION WITH STRONG LONG-TERM TENANT STABILITY. The building has RECEIVED IMPORTANT UPDATES over the years, including a 2014 HOT WATER TANK, 2002 FURNACE, 2010 ROOF, and 2024 EAVESTROUGHS. EXTERIOR TRENCHED SKIRTING AND SPOT FOUNDATION REPAIRS have also been completed to SUPPORT LONG-TERM STRUCTURAL PERFORMANCE. This BUILDING FEATURES SEPARATE KITCHENS OR KITCHENETTES IN ALL UNITS, providing PRIVATE, SELF-CONTAINED SPACES that appeal to QUALITY TENANTS. There are 3 BATHROOMS in total: the MAIN AND BASEMENT UNITS SHARE TWO BATHS, while the TWO SECOND-FLOOR UNITS SHARE ONE BATH--AN EFFICIENT, WELL-FUNCTIONING LAYOUT for this style of property. The YARD IS FULLY ENCLOSED with 6-FOOT SECURITY FENCING AND LOCKED GATES, creating a SAFE AND CONTROLLED ENVIRONMENT. TURNOVER IS EXTREMELY LOW, supported by MANY LONG-TERM RESIDENTS. A SOLID, LOW-MAINTENANCE INVESTMENT offering STRONG DEMAND AND STABLE RETURNS in a CENTRAL LOCATION. (id:6769)

Listing Presented By:



Originally Listed by:
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