



## 12126 121 Avenue Edmonton AB

\$1,899,000

Excellent Centre Location! Next to City Newest Development communities -Blatchford Brand New Triplex town house with legal suite make total 6 units. It considers 4BRS/2.5Bath/garage/loft with large rooftop patio- Over look city skylight. Separated Legal 1 BRS Basement Suite with kitchen/laundry room. Very sleek modern design with view of Downtown and closet to all amenity next to Newest community-Blatchford and future new LRT. Perfect investment property. Project income \$127,000.00/yearly. Expense \$8658.47/yearly. Net Income \$114,725.53/yearly. Cap rate at 5.1 %. Very good investment.

Listing Presented By:



Originally Listed by:  
Royal Lepage Summit Realty

[jy\\_yeung@yahoo.com](mailto:jy_yeung@yahoo.com)

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)