



## 11938 80 Street Edmonton AB

\$649,900

LIVE IN ONE UNIT AND RENT THE OTHER 4 TO LIVE FOR FREE, OR BUY AS A TURN KEY INVESTMENT! What a unique opportunity with a current CAP rate of 5.05%, and rents can be increased from a total of \$5950/month to market rate to get up to 7.49%! This property has 5 suites, one of which is a full renovated house with a finished basement that was originally built in the 1920's, and then in 1991 a 4 unit building was added onto it! The current owners have done major renovations including: flooring, bathrooms & kitchen upgrades in 4/5 units, replacing all cast iron sewage pipes in 2024, and the roof, boiler and windows were replaced in 2014. All long term 2+ year tenants that would like to stay. All units have 3 bedrooms, a full bathroom, and their own laundry. I have more pictures of the units when they were vacant but the resolution is too low for this format.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

[jeneens@remax.net](mailto:jeneens@remax.net)

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

[steveleddy@hotmail.com](mailto:steveleddy@hotmail.com)