



## Edmonton Alberta

King Edward Park

# \$950,000



Rare Investment Opportunity: Entire Fourplex on a Single Title Opportunities to acquire a purpose-built, townhouse-style fourplex on a single title are exceptionally rare. This low-vacancy, high-cash-flow asset offers a massive advantage over standard multiplexes. Each of the four units features a spacious two-storey layout that feels like a single-family home, boasting three large bedrooms upstairs and 1.5 bathrooms. Unlike typical apartments, every unit includes its own full basement—a highly sought-after feature that provides tenants with incredible private storage and secures long-term tenant retention. The property has been pridefully maintained with moderate renovations completed over the years, ensuring solid mechanicals and interiors with minimal immediate CapEx. With no condo fees and an ideal footprint for maximizing net operating income, this turnkey building is a premier addition to any buy-and-hold portfolio. (id:6769)

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