



## Edmonton Alberta

\$2,399,000

Fantastic opportunity to add a TURNKEY 8-unit building FULLY RENTED & CASHFLOWING, to your portfolio! With an assumable CMHC MLI Select mortgage in place, skip the application process and the recent bump from 2.6% - 7% in premiums, translating up to \$167,000+ in fees! Assumption is a much more straightforward path & less expensive to get into this great asset. Located just steps away from all the action of 124th Street with great proximity to downtown and the river valley. With 4 above ground 3 bed/2.5 baths, as well as 4 below grade that are each 1 bed 1 bath units All kitchens include quartz countertops with islands and LVP Flooring! This complex is built to last, as no shortcuts were made. There is also a detached 4 car garage with individual doors for 4 tenants. Tucked away on a dead end street with a great family friendly park at the end of the block... this investment has attracted high quality tenants. Each unit has its own high efficiency furnace, tankless hot water and Triple Pane Windows! (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



**Royal**

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