

\$1,780,000 - 10317 107 Ave Nw, Edmonton

MLS® #E4347114

\$1,780,000

Bedroom, Bathroom, 5,925 sqft
Multi-Family Commercial on 0.00 Acres

Central Mcdougall, Edmonton, AB

Assumable Mortgage 2.19% | Creative financing will be considered | Exceptional investment opportunity in the heart of downtown Edmonton! This centrally-located property, zoned CB1, boasts a portfolio of 10 fully-leased units, offering a healthy cap rate and perfect for entry-level multifamily investors. This dynamic assortment includes 6 one-bedroom units, 2 two-bedroom units, and a spacious three-bedroom unit. Additionally, the property includes a non-compliant bachelor suite. Benefit from the location, within walking distance to both MacEwan University and the Royal Alexandra Hospital. Residents enjoy immediate access to education, healthcare, and the downtown lifestyle. Furthermore, this property resides in a community presently undergoing a vigorous renewal process, heralding promising prospects for increased future value. All proposals are welcome.

Please do not approach tenants



Built in 1953

Essential Information

MLS® #	E4347114
Price	\$1,780,000
Square Footage	5,925
Acres	0.00
Year Built	1953

Type Multi-Family Commercial

Community Information

Address 10317 107 Ave Nw
Area Edmonton
Subdivision Central Mcdougall
City Edmonton
Province AB
Postal Code T5H 0V7

Amenities

Parking Spaces 10

Interior

of Stories 3

Exterior

Construction Wood Frame

Additional Information

Date Listed June 24th, 2023
Zoning CB1

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