$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