

## \$2,850,000 - 10729 108 St Nw, Edmonton

MLS® #E4347122

**\$2,850,000**

Bedroom, Bathroom, 16,652 sqft  
Multi-Family Commercial on 0.00 Acres

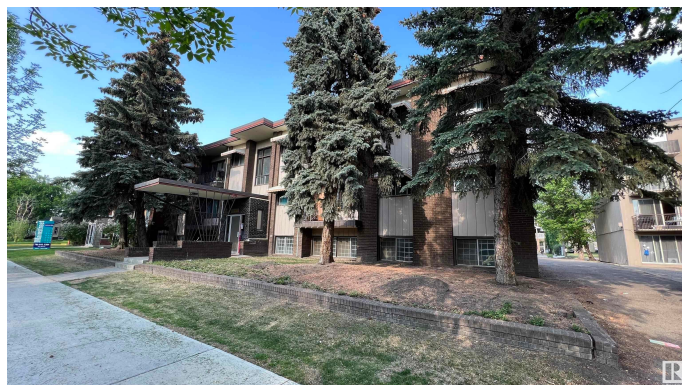
Central Mcdougall, Edmonton, AB

Assumable Mortgage 2.35% | Creative financing will be considered | Exciting investment opportunity in downtown Edmonton! This commercial multi-family apartment is perfect for both entry-level and seasoned investors. With 16 one-bedroom units, 3 two-bedroom units, and 5 bachelor units, this property offers a diverse range of living options. Fully occupied with no vacancy, it guarantees immediate cash flow and boasts a high cap rate. Zoned as R8A, it offers flexibility for expansion and development. Built in 1963 on a 15,000+/- sq.ft. RA8-zoned lot, it provides ample parking. Close to Rogers Arena, Grant MacEwan, Royal Alex Hospital, Kingsway Mall, and downtown. Access to LRT. Upgrades include a 2010 SBS Membrane Roof, energy-efficient systems, and eco-conscious fittings. Low and varied rental rates allow for potential increase. All proposals are welcome. \*Please do not approach tenants\*

Built in 1963

### Essential Information

MLS® #	E4347122
Price	\$2,850,000
Square Footage	16,652
Acres	0.00



Year Built	1963
Type	Multi-Family Commercial

### Community Information

Address	10729 108 St Nw
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
Province	AB
Postal Code	T5H 3A4

### Amenities

Parking Spaces	22
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### Interior

# of Stories	3
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### Exterior

Construction	Wood Frame
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### Additional Information

Date Listed	June 24th, 2023
Zoning	RA8

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Listing information last updated on May 19th, 2024 at 2:46am MDT