

\$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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Listing information last updated on May 21st, 2024 at 6:46pm MDT