

\$1,560,000 - 11826 83 St Nw, Edmonton

MLS® #E4350313

\$1,560,000

Bedroom, Bathroom, 13,213 sqft
Multi-Family Commercial on 0.00 Acres

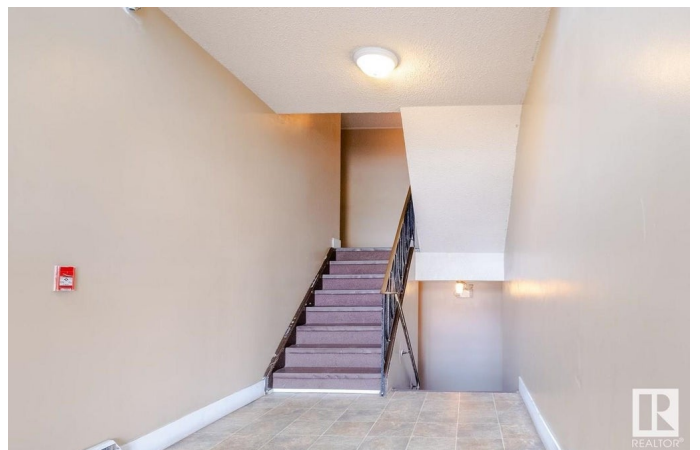
Eastwood, Edmonton, AB

Own Pine Manor with 7.93% Stabilized Cap Rate. Exist CMHC Mortgage MUST BE ASSUMED. It's a 15 suite 2.5 storey walk-up building at 11826 - 83 Street in NE Edmonton, in the Eastwood neighbourhood. It has an excellent mix of 6 One BR suites and 9 Two BR suites to maximize your rental income and keep vacancies low. Rents were raised this year plus room for additional rent increases. Newer vinyl window in some suites and there are a total of 10 balconies plus 15 energized paved parking spots for the tenants. Coin-op laundry machines (leased), newer hot water tank, and 3 interior storage rooms, plus an ext. storage shed round out this package. LED lights have been provided in all common areas and the building meets all fire code updates. The property is a great location for tenants as it is close to bus routes, grocery stores, services and other amenities. An experienced on-site caretaker and Prof. Prop Mgr look after the building for a hands free ownership experience. See REALTOR'S website for more details.

Built in 1971

Essential Information

| | |
|--------|-------------|
| MLS® # | E4350313 |
| Price | \$1,560,000 |



| | |
|----------------|-------------------------|
| Square Footage | 13,213 |
| Acres | 0.00 |
| Year Built | 1971 |
| Type | Multi-Family Commercial |

Community Information

| | |
|-------------|----------------|
| Address | 11826 83 St Nw |
| Area | Edmonton |
| Subdivision | Eastwood |
| City | Edmonton |
| Province | AB |
| Postal Code | T5B 2Z3 |

Amenities

| | |
|----------------|----|
| Parking Spaces | 15 |
|----------------|----|

Interior

| | |
|--------------|---|
| # of Stories | 3 |
|--------------|---|

Exterior

| | |
|--------------|------------|
| Construction | Wood Frame |
|--------------|------------|

Additional Information

| | |
|-------------|-----------------|
| Date Listed | July 17th, 2023 |
| Zoning | RA7 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 15th, 2024 at 10:47am MDT