

# MULTIFAMILY INVESTMENT PROPERTY

**6-Plex**

10204 113 Ave NW,  
EDMONTON



## PROPERTY DETAILS

This is a great 6-plex, ready for the addition of the last two basement suites in Spruce Avenue. This is a great value-add opportunity, with close proximity to NAIT and the Royal Alexandra Hospital

**OFFERED AT:**

**\$1,849,900**

**CONTACT OUR AGENTS:**



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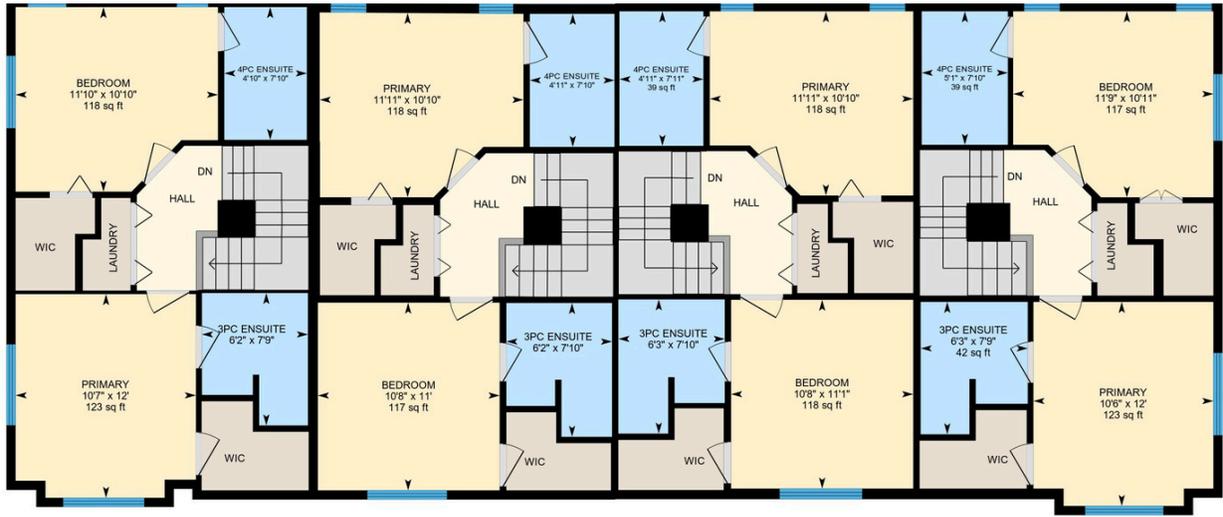
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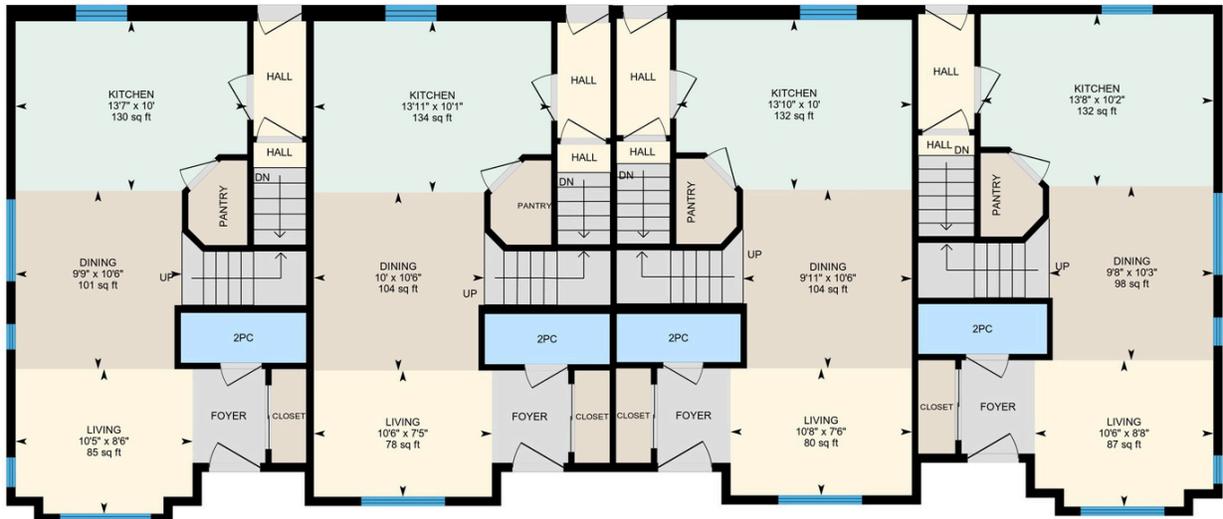
# LOCATION



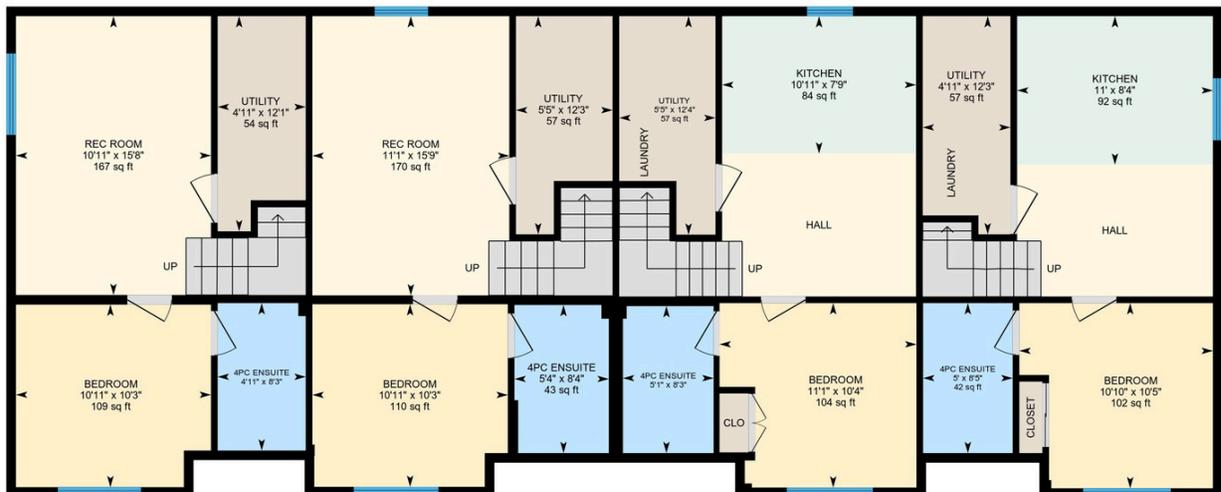
# FLOORPLAN



Upper Floor



Main Floor



Basement

# DETAILS

Address:	10204,06,08,10 - 113 Ave NW
Legal Description:	Plan 7540AH, Block 2, Lot 428
Year Built:	2013
Suite Mix:	4 - Two-Bedroom 2 - One-Bedroom <b>6 Total Suites</b>
Lot Size:	696.08 m2
Zoning:	Small Scall Residential (RS)
Parking:	4 Single Garages
Construction:	Wood Frame
Power:	4 Separate Meters
Heating:	Upper - Natural Gas, Forced Air Basement Suites - Hot Water

This is a unique value-add play for someone who is familiar with basement suite construction. Purchase this property today, and increase the value quickly by adding 2 more legal basement suites and then refinance with CMHC Financing.

Rent rates may also be increased to add value through improved management efficiencies.

