

# MULTIFAMILY INVESTMENT PROPERTY

**4 Plex**

12504 119 Ave NW,  
EDMONTON



## PROPERTY DETAILS

This is a great fourplex, ready for the addition of basement suites in Prince Charles. This is a great value-add opportunity, with close proximity to the Blatchford Development, NAIT, and Kingsway

**OFFERED AT:**

**\$1,549,900**

**CONTACT OUR AGENTS:**



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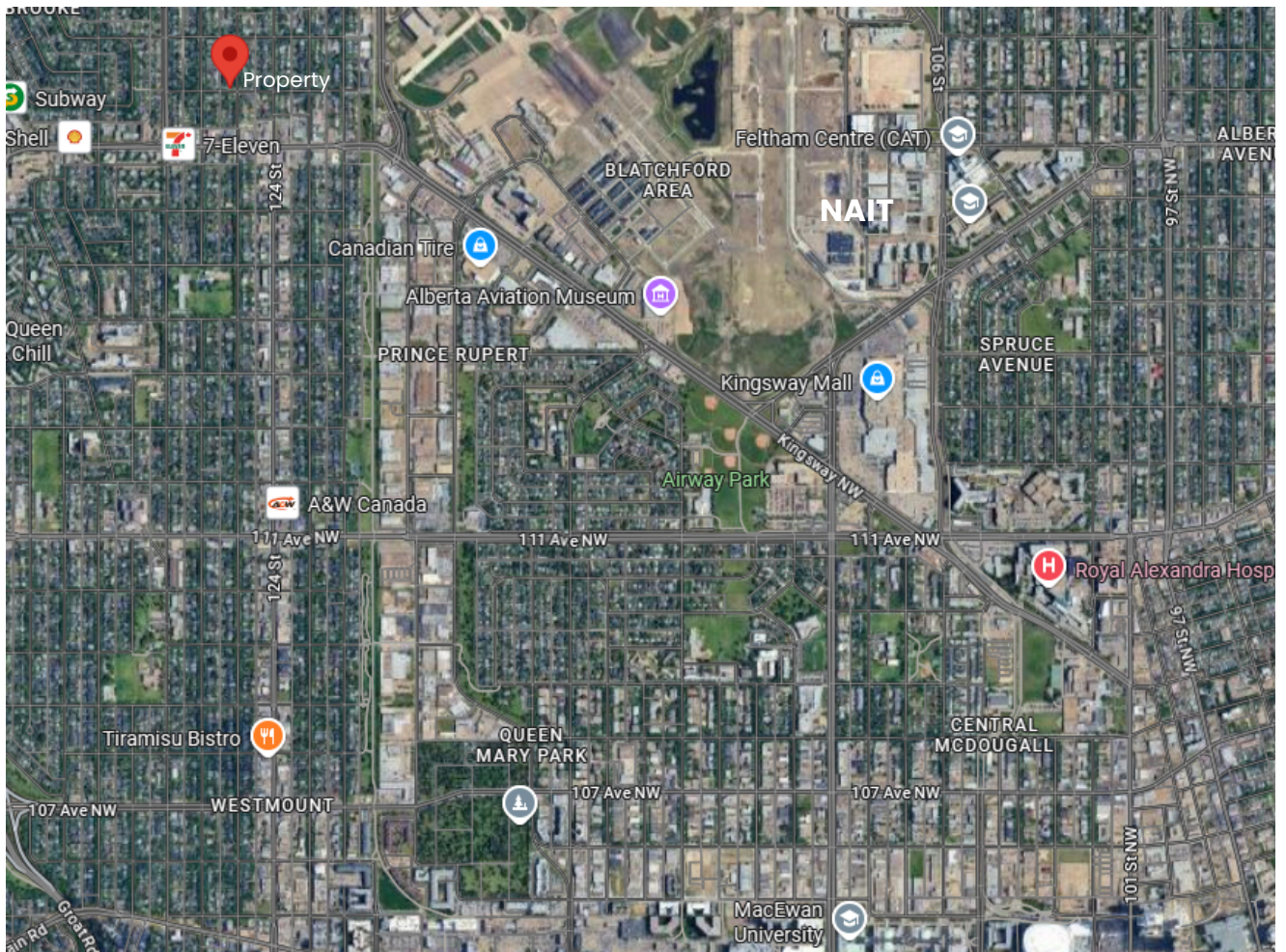


**Ilona Carletti**

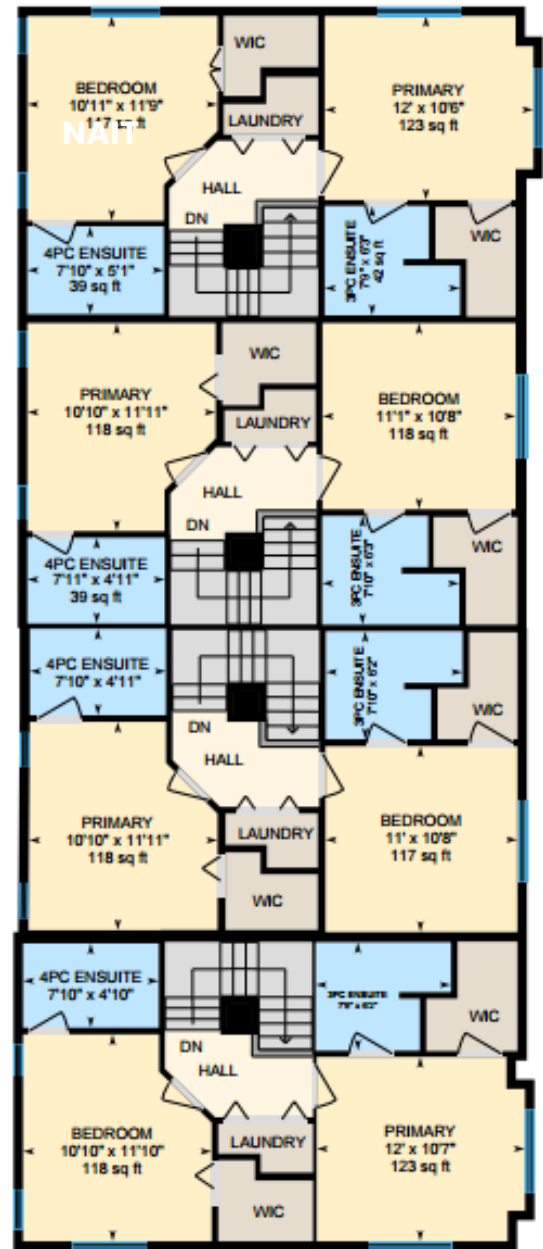
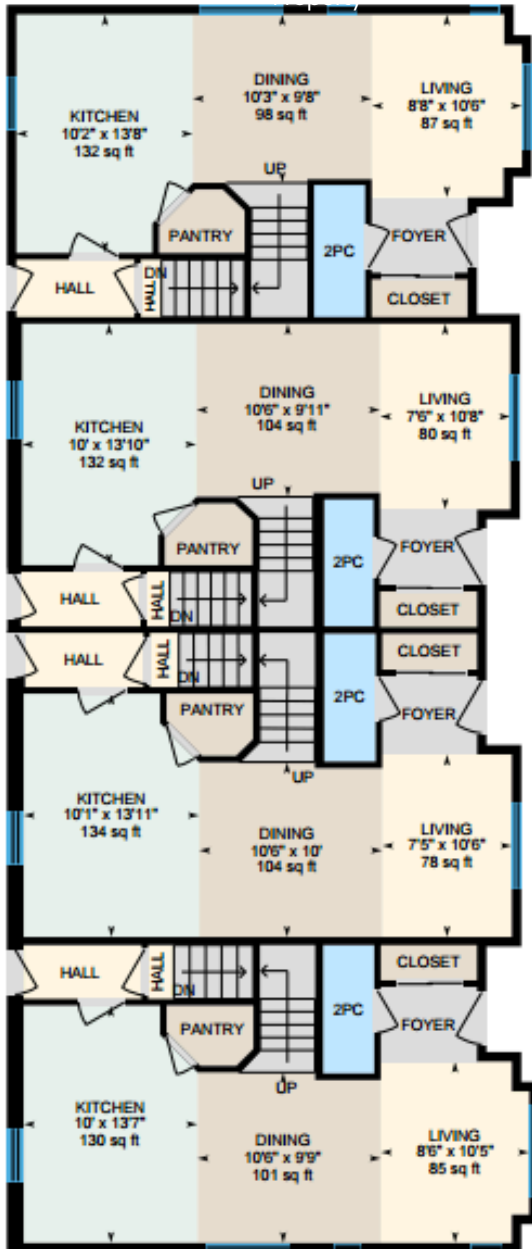
780-920-7134  
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# LOCATION



# FLOORPLAN





# DETAILS

|                    |                              |
|--------------------|------------------------------|
| Address:           | 12504,06,08,10 - 119 Ave NW  |
| Legal Description: | Plan RN64, Block 8, Lot 1    |
| Year Built:        | 2015                         |
| Suite Mix:         | 4 - Two-Bedroom              |
| Lot Size:          | 696.66 m2                    |
| Zoning:            | Small Scall Residential (RS) |
| Parking:           | 4 Single Garages             |
| Construction:      | Wood Frame                   |
| Power:             | 4 Separate Meters            |
| Heating:           | Natural Gas, Forced Air      |

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 4 legal basement suites and then refinance with CMHC Financing.

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

