

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:

\$1,424,900

CONTACT OUR AGENTS:



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Ilona Carletti

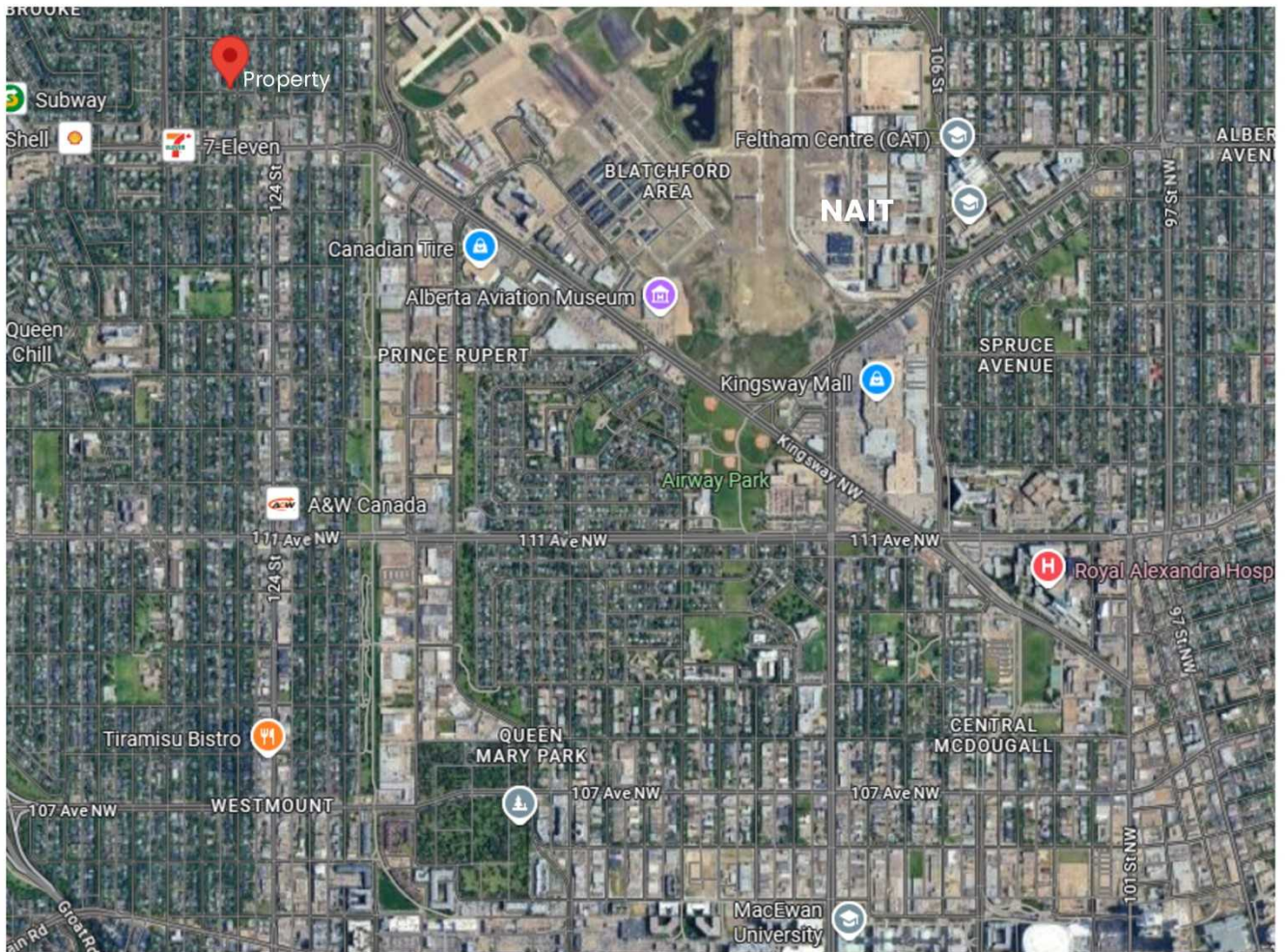
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ilona@aofteam.com



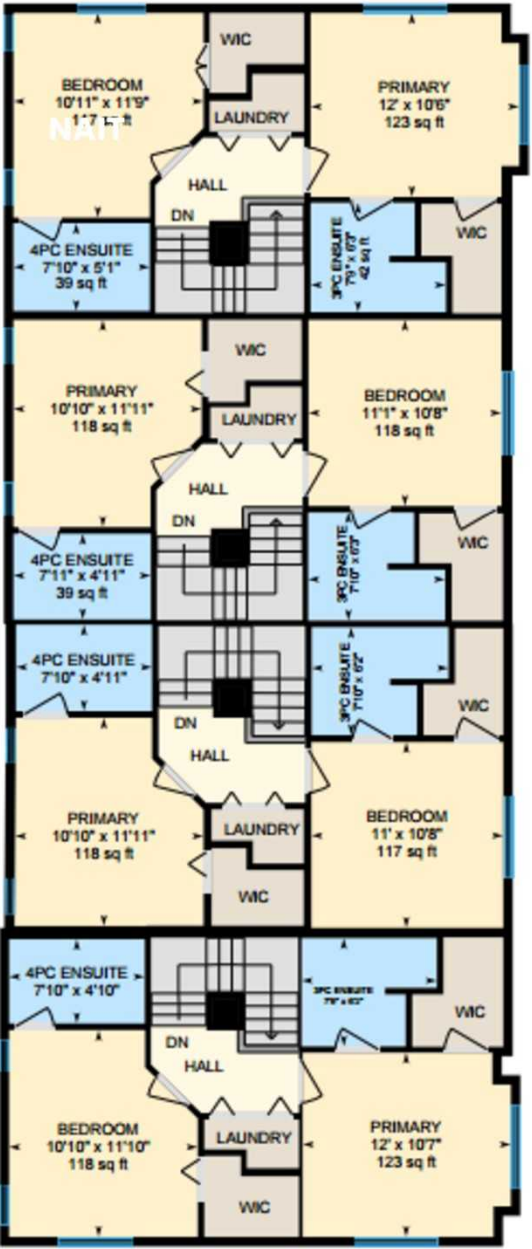
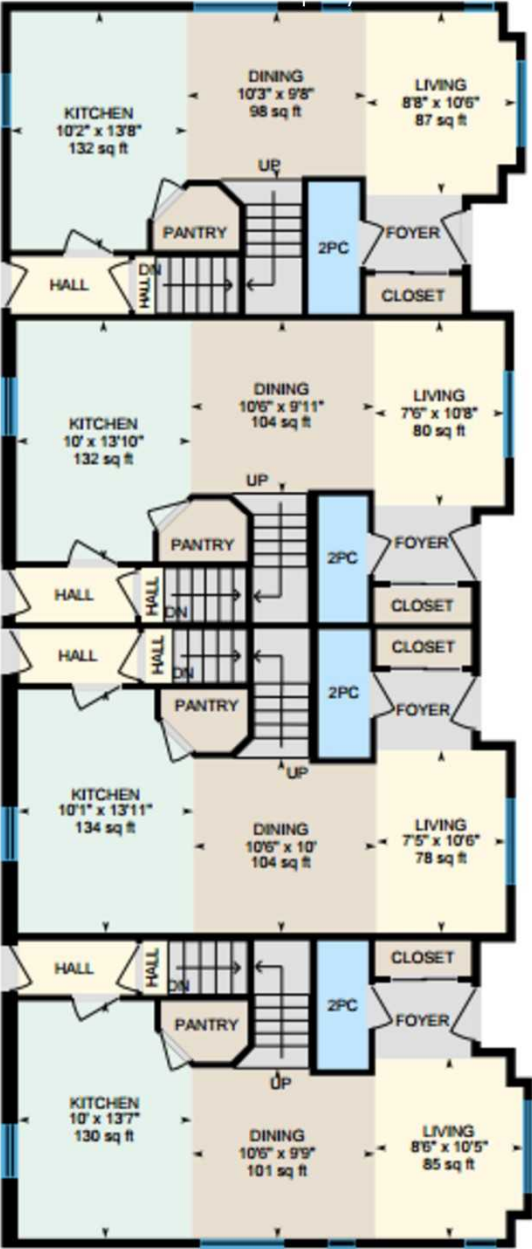
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102, 3221 Parsons Road NW
Edmonton, Alberta

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.

