



TURNKEY LEGAL 4-PLEX IN GARNEAU

* ATTENTION PRUDENT UNIVERSITY-AREA INVESTORS: TURNKEY AND GOOD CONDITION LEGAL FOUR-PLEX NOW AVAILABLE IN GARNEAU, PREDOMINANTLY OCCUPIED BY UNIVERSITY OF ALBERTA FACULTY OF MEDICINE STUDENTS AND GRADUATE HEALTH PROFESSIONALS! Mammoth 5000 sq. ft. superstructure features a grand total of 4 kitchens; 4 living / dining spaces; 4 laundries; 12 spacious studio / (plus) bedroom spaces; 12 full en suite baths; 2 half baths; 2 covered porch decks; nice fenced backyard; & quadruple detached garage with large rear parking lot (a real bonus premium for any property located within 5 minutes to the University). Substantial 50' x 182' (838.0 sq. m.) rectangular lot, spanning two titles, opens up a myriad of long-term future development & expansion options. Convenient access to 109 Street; Whyte Avenue; McKernan; University of Alberta; Saskatchewan Drive; Hawryluk Park; Royal Mayfair Golf Club; & Downtown. A premium investment opportunity to load up your Landlord capacity for upcoming Fall & Winter semesters!

7914 & 7916-110 STREET NW, EDMONTON, ALBERTA, CANADA

**LIST PRICE:
\$1,498,000**



KELLY GRANT, M.ENG., ABR, NCSO, P.ENG.
RESIDENTIAL / COMMERCIAL / RURAL REALTOR®
4107-99th Street NW, Edmonton, AB T6E 3N4

O: 780.414.6100 | C: 780.717.9290
SOLD@KellyGrant.ca
www.KellyGrant.ca

