

# \$900,000 - 10315 120 Avenue, Edmonton

MLS® #E4420438

**\$900,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Over \$180K in upgrades and renovations over the past 9 years. 6-Plex on a corner lot (45.7 x 15.2 SQM) with 100% occupancy throughout. Current market rates present an opportunity to increase profit/cap rate by over 30%. Current rents may qualify for CMHC MLI Select financing, though the seller does not accept long-term financing. All tenants are month-to-month. Prime location near NAIT, Royal Alex Hospital, Blatchford, Downtown, and the Future LRT. Major upgrades: New parking/sidewalk, sewer line, boiler, hot water tank, balconies, main doors, mail lockbox, security system, additional storage, and shed. New fridges and some other appliances. Windows re-sealed and framed. Five suites partially renovated, Unit 102 fully renovated. The heating and security systems can be controlled remotely. Current rents: Four 2-bedroom units at \$1,100 Two 1-bedroom units at \$900. Rents are over 30% below market. Laundry revenue can be increased by over 50%.

Built in 1972

## Essential Information

MLS® #	E4420438
Price	\$900,000
Bathrooms	0.00



Acres	0.00
Year Built	1972
Type	Multi-Family Commercial
Status	Active

### **Community Information**

Address	10315 120 Avenue
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0S4

### **Exterior**

Exterior	Wood Frame
Construction	Wood Frame

### **Additional Information**

Date Listed	February 5th, 2025
Days on Market	60
Zoning	Zone 08

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Listing information last updated on April 6th, 2025 at 6:47am MDT