

## \$1,780,000 - 10317 107 Ave Nw, Edmonton

MLS® #E4347114

**\$1,780,000**

Bedroom, Bathroom, 5,925 sqft  
Multi-Family Commercial on 0.00 Acres

Central Mcdougall, Edmonton, AB

Assumable Mortgage 2.19% | Creative financing will be considered | Exceptional investment opportunity in the heart of downtown Edmonton! This centrally-located property, zoned CB1, boasts a portfolio of 10 fully-leased units, offering a healthy cap rate and perfect for entry-level multifamily investors. This dynamic assortment includes 6 one-bedroom units, 2 two-bedroom units, and a spacious three-bedroom unit. Additionally, the property includes a non-compliant bachelor suite. Benefit from the location, within walking distance to both MacEwan University and the Royal Alexandra Hospital. Residents enjoy immediate access to education, healthcare, and the downtown lifestyle. Furthermore, this property resides in a community presently undergoing a vigorous renewal process, heralding promising prospects for increased future value. All proposals are welcome.

\*Please do not approach tenants\*



Built in 1953

### Essential Information

MLS® #	E4347114
Price	\$1,780,000
Square Footage	5,925
Acres	0.00
Year Built	1953

Type Multi-Family Commercial

Community Information

Address 10317 107 Ave Nw  
Area Edmonton  
Subdivision Central Mcdougall  
City Edmonton  
Province AB  
Postal Code T5H 0V7

Amenities

Parking Spaces 10

Interior

# of Stories 3

Exterior

Construction Wood Frame

Additional Information

Date Listed June 24th, 2023  
Zoning CB1

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 16th, 2024 at 8:31pm MDT