

# **\$1,560,000 - 11826 83 St Nw, Edmonton**

MLS® #E4350313

**\$1,560,000**

Bedroom, Bathroom, 13,213 sqft  
Multi-Family Commercial on 0.00 Acres

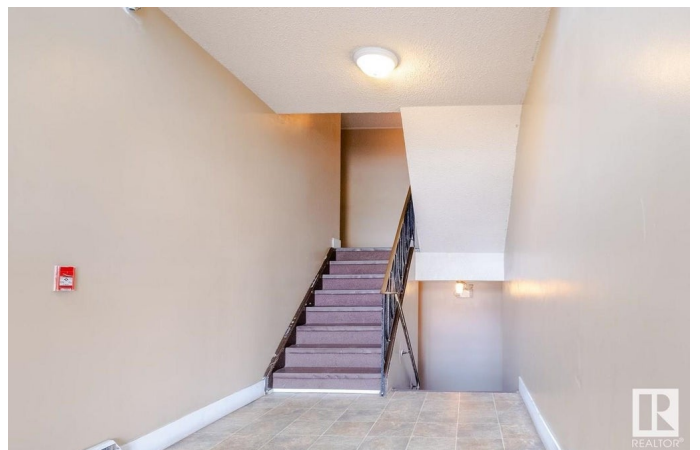
Eastwood, Edmonton, AB

Own Pine Manor with 7.93% Stabilized Cap Rate. Exist CMHC Mortgage MUST BE ASSUMED. It's a 15 suite 2.5 storey walk-up building at 11826 - 83 Street in NE Edmonton, in the Eastwood neighbourhood. It has an excellent mix of 6 One BR suites and 9 Two BR suites to maximize your rental income and keep vacancies low. Rents were raised this year plus room for additional rent increases. Newer vinyl window in some suites and there are a total of 10 balconies plus 15 energized paved parking spots for the tenants. Coin-op laundry machines (leased), newer hot water tank, and 3 interior storage rooms, plus an ext. storage shed round out this package. LED lights have been provided in all common areas and the building meets all fire code updates. The property is a great location for tenants as it is close to bus routes, grocery stores, services and other amenities. An experienced on-site caretaker and Prof. Prop Mgr look after the building for a hands free ownership experience. See REALTOR'S website for more details.

Built in 1971

## **Essential Information**

MLS® #	E4350313
Price	\$1,560,000



Square Footage	13,213
Acres	0.00
Year Built	1971
Type	Multi-Family Commercial

### Community Information

Address	11826 83 St Nw
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
Province	AB
Postal Code	T5B 2Z3

### Amenities

Parking Spaces	15
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### Interior

# of Stories	3
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### Exterior

Construction	Wood Frame
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### Additional Information

Date Listed	July 17th, 2023
Zoning	RA7

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Listing information last updated on May 21st, 2024 at 5:16am MDT