

\$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	57
Zoning	Zone 08

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Listing information last updated on April 3rd, 2025 at 4:17pm MDT