

FOR SALE

9 UNITS

\$1,180,000

4633 118 AVE NE

Edmonton, AB

Property Description

Prime Location to all Amenities; public transportation. All Units have vinyl plank flooring; newer counter tops; updated washrooms. Kitchen Cabinets could be updated to enhance former renovations completed. Electricity: \$10,045 | Heat: \$13,000 | Insurance: \$8,807

- **Apartment #1** - \$1100 - 1 Bedroom
- **Apartment #2** - \$750 - Bachelor Suite
- **Apartment #3** - \$1800 - 3 Bedrooms
- **Apartment #4** - \$1000 - 1 Bedroom
- **Apartment #5** - \$950 - 1 Bedroom
- **Apartment #6** - \$1800 - 3 Bedrooms
- **Apartment #7** - \$950 - 1 Bedroom
- **Apartment #8** - \$950 - 1 Bedroom
- **Apartment #9** - \$1800 - 3 Bedrooms

Gross Income

\$133,200

Legal

Plan 7242AH Lots 7, 8, 9

Size

± 6,411 SF

Land Size

± 9,000 SF

Taxes

\$9,618 (2024)

Zoning

RA7

Year Built

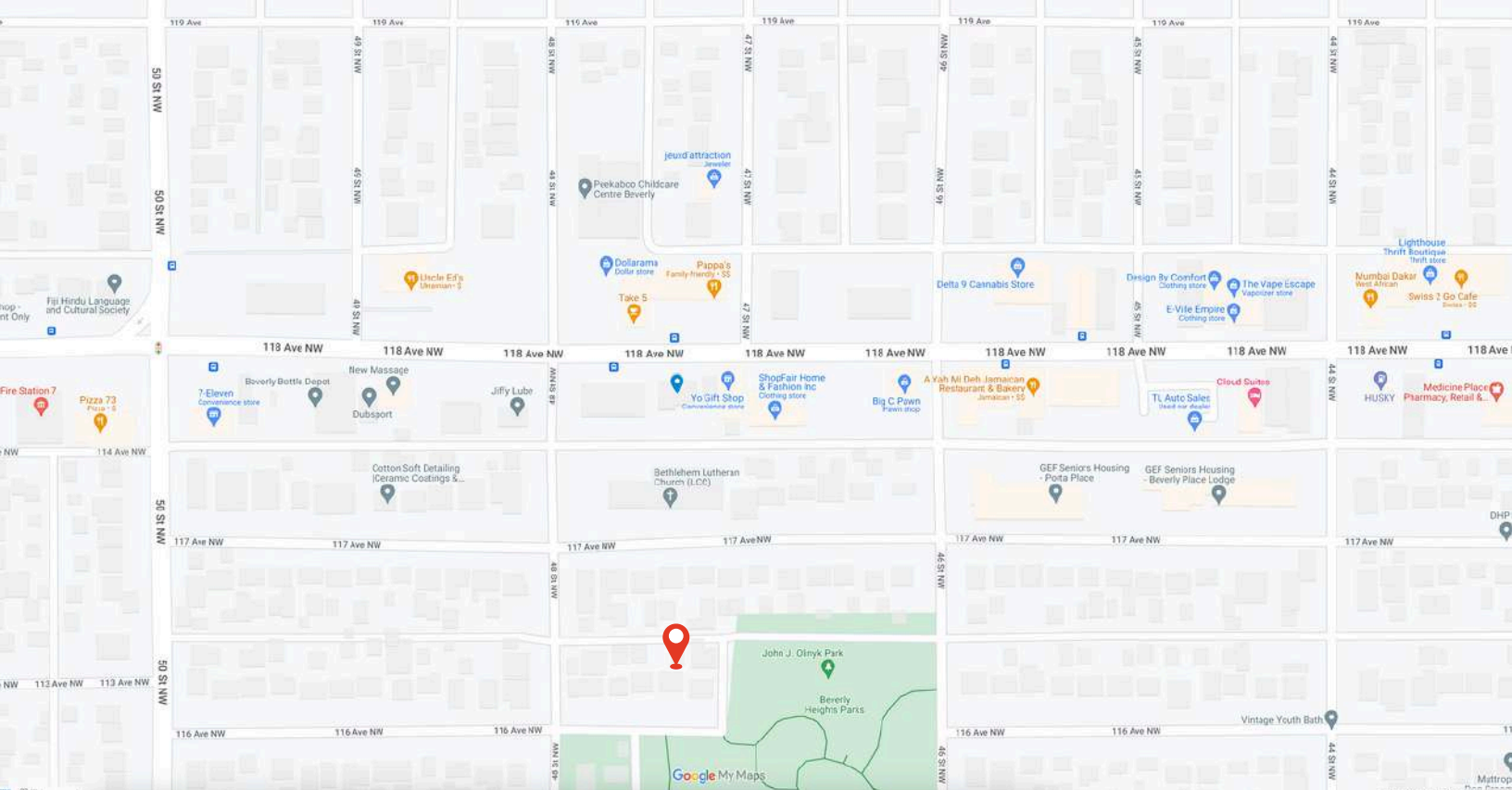
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