

**FOR SALE**

**9 UNITS**

**\$1,180,000**

**4633 118 AV NE**  
Edmonton, AB

**JAN. - SEPT. \$73,750**  
GROSS INCOME 2024

### 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 - Demised into 3 Rooms plus Kitchen and Sitting Area. Rented at \$600 per room.
- **Apartment #4** - \$1000 - 1 Bedroom
- **Apartment #5** - \$950 - 1 Bedroom
- **Apartment #6** - \$1800 - Demised into 3 Rooms plus Kitchen and Sitting Area. Rented at \$600 per room
- **Apartment #7** - \$950 - 1 Bedroom
- **Apartment #8** - \$950 - 1 Bedroom
- **Apartment #9** - \$1800 Apartment demised into 3 Rooms plus Kitchen and Sitting Area. Rented at \$600 per room

### Judith Rimmer

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**Plan 7242AH Lots 7, 8, 9**  
LEGAL DESCRIPTION

**6,411 SQ. FT.**  
SUBJECT SPACE

**9,000 SQ.FT. ±**  
LAND SIZE

**\$9,618 (2024)**  
TAXES

**RA7**  
ZONING

**1965**  
YEAR BUILT

**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

**#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, 2021, 2023 \***  
**201, 5607 - 199 Street , Edmonton, AB T6M 0M8 | commercialyeg.ca**

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*based on commercial commissions 2017, 2018, 2019, 2021, 2023.

# PROPERTY INFORMATION

