

# MULTI-FAMILY INVESTMENT PROPERTY

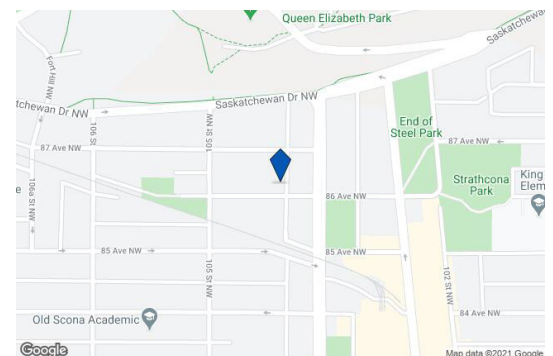
10416 86 AVE, EDMONTON

**FOR SALE**  
**\$1,264,000**



## PROPERTY DETAILS

- Located in a high demand area just steps away from parks and the Edmonton River Valley
- The common areas along with 7 of 8 suites have been extensively upgraded including the cabinetry, countertops & tile floors
- Video security system with digital recorder
- Rent upgrades done to the exterior: fascia metal siding, balcony rails, parking lot surface, new fencing & roof
- Over \$305,000 in reno's & labour improvements



**RE/MAX**  
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#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, 2021

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## DEMOGRAPHICS | 2 KM RADIUS



Population:

Residents: 13,498

Pop. Growth 2018 - 2023: 2.54%



Household Income:

AHI: \$82,000

54.1% of households earn over \$100,000



Vehicles Per Day:

66 St NW: 16,500 VPD

Whitemud Drive: 75,800 VPD





# MULTI-FAMILY INVESTMENT PROPERTY

Address:	10416 86 Ave, Edmonton
Legal Description:	Plan 1, Block 101, Lots 29 & 30
Year Built:	1965; multiple renovations
Suite Mix:	4 - Studio 2 - One-Bedroom 2 - Two-Bedroom <b>8 Total</b>
Lot Size:	6,564 SF +/-
Zoning:	RF4
Parking:	Paved Parking; Energized
Construction:	Wood frame, Front units with balcony
Power:	Separately metered suites
Heating:	Hot water
Improvements (Reno's & Labour)	\$305,835. <sup>53</sup> +/-

