

# **\$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

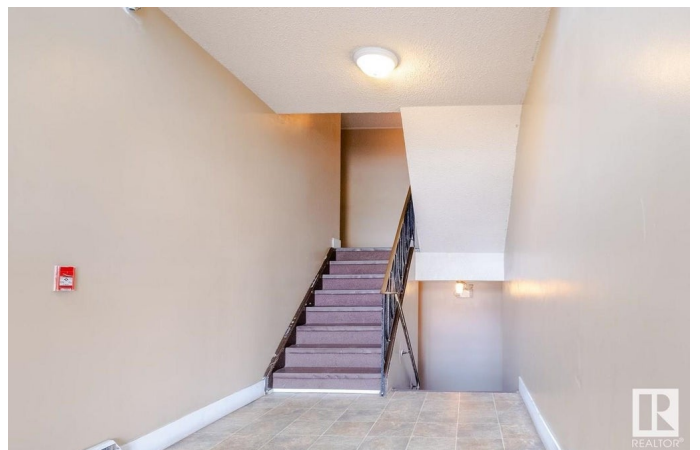
Eastwood, Edmonton, AB

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 |
|----------------|----|

### Interior

|              |   |
|--------------|---|
| # of Stories | 3 |
|--------------|---|

### Exterior

|              |            |
|--------------|------------|
| Construction | Wood Frame |
|--------------|------------|

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 17th, 2023 |
| Zoning      | RA7             |

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Listing information last updated on May 19th, 2024 at 7:01am MDT