

# \$1,080,000 - 10711 104 St Nw, Edmonton

MLS® #E4346927

**\$1,080,000**

Bedroom, Bathroom, 7,499 sqft

Multi-Family Commercial on 0.00 Acres

Central McDougall, Edmonton, AB

Invest in the promising potential of Central McDougall with this multi-family property. Built in 1963, this classic building houses 4 one-bedroom units, 2 two-bedroom units, and a sizable three-bedroom unit. Situated just north of Downtown Edmonton, the property is a stone's throw from MacEwan University and the Royal Alex Hospital, making it a great choice for students and healthcare professionals alike. Additionally, its downtown proximity means residents are moments away from a variety of dining, shopping, and entertainment venues. The community is eagerly embracing change and transformation. As an investor, this provides an opportunity for substantial growth and contribution to an area ready for positive change. With a high cap rate, this property presents an enticing opportunity for entry-level multi-family investors looking to make an impact. All proposals are welcome. Creative financing will be considered. \*Please do not approach tenants\*

Built in 1963

## Essential Information

MLS® #	E4346927
Price	\$1,080,000
Square Footage	7,499



Acres	0.00
Year Built	1963
Type	Multi-Family Commercial

### Community Information

Address	10711 104 St Nw
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
Province	AB
Postal Code	T5H 2W4

### Amenities

Parking Spaces	7
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### Interior

# of Stories	2
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### Exterior

Construction	Wood Frame
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### Additional Information

Date Listed	June 23rd, 2023
Zoning	CB1

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Listing information last updated on May 14th, 2024 at 7:46pm MDT