

# \$900,000 - 10315 120 Avenue, Edmonton

MLS® #E4420438

**\$900,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Over \$180K in upgrades and renovations over the past 9 years. 6-Plex on a corner lot (45.7 x 15.2 SQM) with 100% occupancy throughout. Current market rates present an opportunity to increase profit/cap rate by over 30%. Current rents may qualify for CMHC MLI Select financing, though the seller does not accept long-term financing. All tenants are month-to-month. Prime location near NAIT, Royal Alex Hospital, Blatchford, Downtown, and the Future LRT. Major upgrades: New parking/sidewalk, sewer line, boiler, hot water tank, balconies, main doors, mail lockbox, security system, additional storage, and shed. New fridges and some other appliances. Windows re-sealed and framed. Five suites partially renovated, Unit 102 fully renovated. The heating and security systems can be controlled remotely. Current rents: Four 2-bedroom units at \$1,100 Two 1-bedroom units at \$900. Rents are over 30% below market. Laundry revenue can be increased by over 50%.

Built in 1972

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4420438  |
| Price     | \$900,000 |
| Bathrooms | 0.00      |



|            |                         |
|------------|-------------------------|
| Acres      | 0.00                    |
| Year Built | 1972                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 10315 120 Avenue    |
| Area        | Edmonton            |
| Subdivision | Westwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 0S4             |

### **Exterior**

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

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 5th, 2025 |
| Days on Market | 58                 |
| Zoning         | Zone 08            |

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Listing information last updated on April 4th, 2025 at 9:02am MDT