

EXCELLENT LONG TERM INVESTMENT

RENTS BELOW MARKET

FOR SALE

MILLWOODS TOWNHOUSES

Multi-Family
Investment Opportunity

6103 11A Avenue NW, Edmonton, AB

Cushman & Wakefield Edmonton

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PROPERTY HIGHLIGHTS

- 8 unit townhouse complex
- Each unit is strata titled
- All utilities separately metered
- 2 - Storey, 2 - Bedroom, 2 - Baths
- 6 units have newly finished basements
- All units are the same size
- Fully occupied
- New roof - 2017
- Gross income: \$96,600/annum
- Net Income: 82,902/annum
- Price: \$1,850,000 (\$231,250/townhouse)

MILLWOODS TOWN CENTRE

23 AVENUE

66 STREET NW

50 STREET NW

ANTHONY HENDAY DRIVE



PROPERTY DETAILS

MUNICIPAL ADDRESS

6103 11A Avenue NW,
Edmonton, AB

LEGAL DESCRIPTION

Condo plan: 0123487, Unit 1-8

ZONING

RA7

NEIGHBOURHOOD

Sakaw

PROPERTY TAXES (2022)

\$10,836

BUILT

1993

LOT AREA

Corner Lot

LAND SIZE

11,777 SF

DESCRIPTION

Two rows of four
townhouses,
wood construction

UTILITIES

Full municipal
services,
all separately
metered.



PROPERTY DESCRIPTION

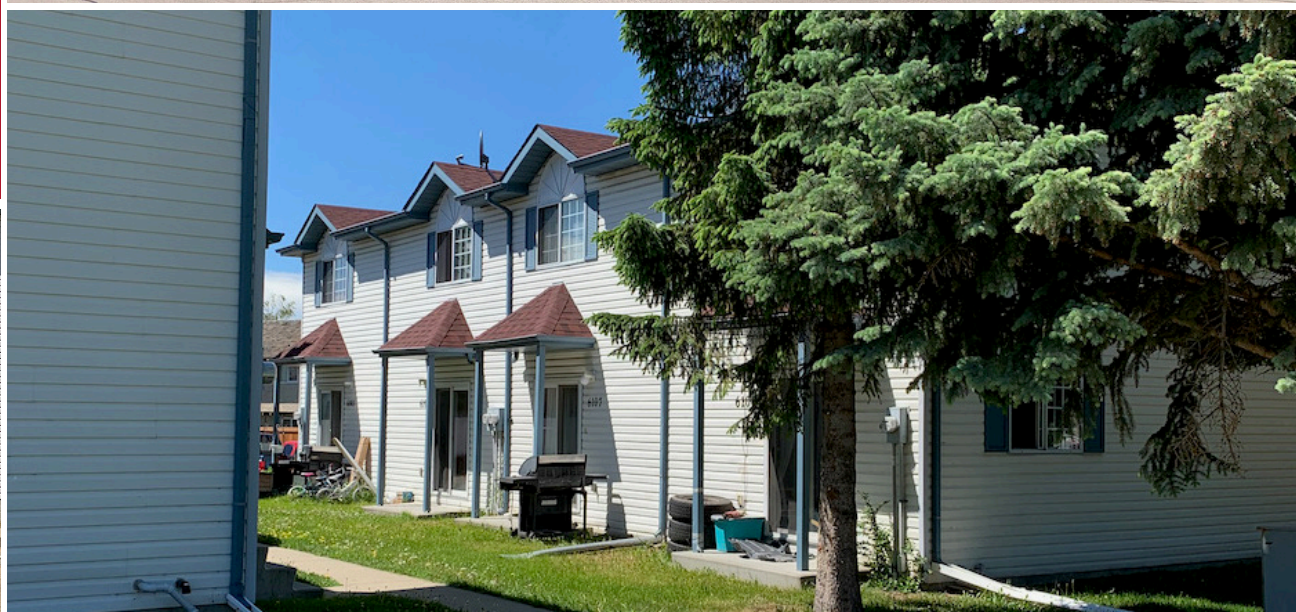
Property is located in the Sakaw neighbourhood in Millwoods. It is between 50 and 66 Street, both major commercial/retail road arteries, and adjacent to Anthony Henday Drive. Bus service, schools and parks steps away from this property. Property has been self managed by owners and always fully occupied. A great long term hold.

DEMOGRAPHICS

POPULATION	1km	3km	5km
	36,235	80,008	166,159

HOUSEHOLDS	1km	3km	5km
	12,317	27,089	54,578

AVERAGE INCOME	1km	3km	5km
	\$98,636	\$99,909	\$106,447



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