

# \$1,242,000 - 11837 106 Street, Edmonton

MLS® #E4419349

**\$1,242,000**

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

Westwood (Edmonton), Edmonton, AB

This is a 2.5 story wood frame construction complex. Exterior upgraded with vinyl siding balcony surfaces and newer balconies. Torch on membrane roof replaced in 2007. Hot water heating system. Tenants pay for own power. All units have been upgraded on turnover. Mix 1 bachelor/6 x 1 bedroom/2 x 1 bedroom plus den. Upper units have a balcony, 2 units have 2 balconies. No vacancy. Easy to manage. Gross income over \$105,000 per annum. Rents can be increased by June. Current cap rate 4.92%.



Built in 1978

## Essential Information

MLS® #	E4419349
Price	\$1,242,000
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Multi-Family Commercial
Status	Active

## Community Information

Address	11837 106 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton

County	ALBERTA
Province	AB
Postal Code	T5G 2R2

### **Exterior**

Exterior	Wood Frame, See Remarks
Construction	Wood Frame, See Remarks

### **Additional Information**

Date Listed	January 27th, 2025
Days on Market	81
Zoning	Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 17th, 2025 at 10:02pm MDT