

## **\$3,960,000 - 8269 29 Avenue, Edmonton**

MLS® #E4403094

**\$3,960,000**

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

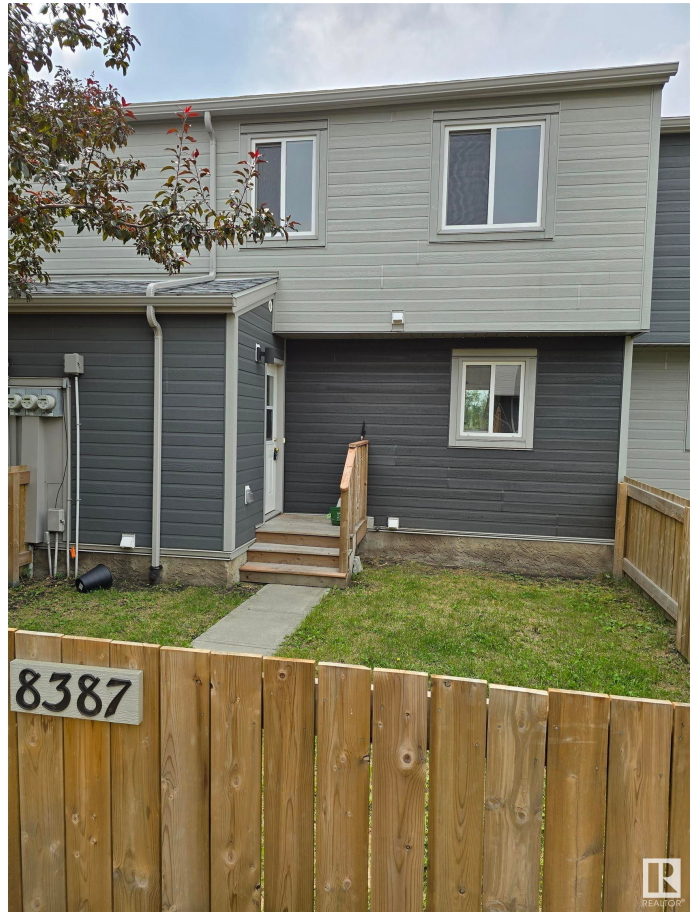
Tipaskan, Edmonton, AB

What a great investment opportunity at \$165,000 per door! You can own 24 out of 72 units in a townhome complex, each individually titled. There's a mixture of 17 two-story 1044 sq.ft units, and seven 1033 sq.ft bungalow townhomes in this portfolio... all of which are 3 bedrooms! Rents are currently an average of \$1,100 and being increased as leases are up for renewal, but you can easily increase to \$1,300 on average to reflect market rents (this is shown in the stabilized proforma figures). The current cap rate is 3.46% and again can easily be increased to 5.41% by just going to market rents. The exterior has been completely updated. Also great as a BRRR because the photos reflect the average unit which could use renovations if you want to renovate and refinance, or rent as is. Move in ready and currently professionally managed. Low condo fees, close to schools, parks, transit, and amenities makes us a solid investment for any portfolio. No VTBs or creative financing please.

Built in 1977

### **Essential Information**

MLS® #	E4403094
Price	\$3,960,000
Bathrooms	0.00



Acres 0.00  
Year Built 1977  
Type Multi-Family Commercial  
Status Active

### Community Information

Address 8269 29 Avenue  
Area Edmonton  
Subdivision Tipaskan  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6K 3J9

### Exterior

Exterior Wood Frame  
Roof Asphalt Shingles  
Construction Wood Frame

### Additional Information

Date Listed August 22nd, 2024  
Days on Market 204  
Zoning Zone 29

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Listing information last updated on March 14th, 2025 at 1:47am MDT

