# \$999,900 - 10732 96 Street, Edmonton

MLS® #E4414368

#### \$999,900

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

Mccauley, Edmonton, AB

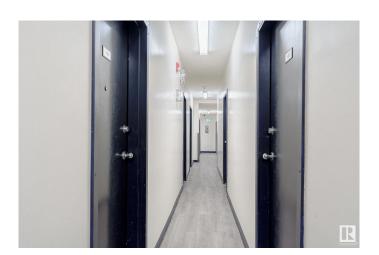
OWN THE LAND, SUBSTANTAILLY RENOVATED BUILDING AND A PHENOMINAL REVENUE PRODUCING COMPLEX ALL IN ONE! BEST MAINTAINED ROOMING HOUSE IN ALL OF EDMONTON **CURENTLY GENERATING NET PROFIT OF** \$101.383.78 A YEAR! THIS IS THE TAJ MAHAL OF ROOMING HOMES! Located in Downtown Edmonton this property BOASTS 21 SUITES, 4 BATHROOMS (2 ON EACH FLOOR), COIN OPERATED LAUNDRY, FOB ENTRY and so much more! The lower level is currently used for storage along with office and workshop ALONG WITH IN-FLOOR HEATING IN THE BASEMENT. The average tenant has been long term (8 years on the average) and this property is in very good condition and managed professionally. Current gross revenue is \$141,720.00 and net profits which are\$ 101,383.78 an AMAZING CAP RATE OF JUST OVER 10%! NOW BOASTING NEW SHAW INTERNET, RENT ROLL TO INCREASE ON MARCH 01, 2025

Built in 1926

## **Essential Information**

MLS® # E4414368 Price \$999,900

Bathrooms 0.00







Acres 0.00 Year Built 1926

Type Multi-Family Commercial

Status Active

## **Community Information**

Address 10732 96 Street

Area Edmonton
Subdivision Mccauley
City Edmonton
County ALBERTA

Province AB

Postal Code T5H 2J6

## **Exterior**

Exterior Stucco, Wood Frame Construction Stucco, Wood Frame

#### **Additional Information**

Date Listed November 22nd, 2024

Days on Market 170

Zoning Zone 13

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 May 10th, 2025 at 10:32pm MDT