

# \$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 67  
Zoning Zone 08

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Listing information last updated on April 4th, 2025 at 10:03am MDT