



GRASSROOTS
REALTY GROUP

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1-8, 10244 119 Street NW
Edmonton, Alberta

MLS # A2227137



\$2,250,000

Division:	Oliver		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	8,009 sq.ft.	Age:	1990 (35 yrs old)
Beds:	-	Baths:	-
Garage:	Enclosed, Garage Door Opener, Heated Garage, Off Street, Parkade, Parking		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Bldg Name:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vinyl Windows		

Inclusions: 8 Fridges , Stoves, Dishwashers, Washers & Dryers

RARE FIND 8 Suite Apartment in a Premium Downtown Location!! This Custom-Built property has Underground Heated Parking and just 1 block from the Valley Line LRT Route, Brewery District, Oliver Pool, Park / Off Leash Space and a short distance to Rogers Arena Ice District. This 10/10 Turnkey Building is in Immaculate condition with a good mix of suites (2-2 bdrm/6-1 bdrm/1 batch/caretaker suite) that are very spacious plus large kitchens and living rooms, In-Suite Laundry in all units with plenty of storage. The building has secured entrances, intercom system, Security Cameras etc and each suite is separately metered plus the secured heated underground parking area comes with 8 stalls, 6 additional storage units, plus 2 exterior parking stalls in back. This is basically an original owner building leaving you with substantial room for significant rent increases to meet or exceed current market rates.