

\$1,599,900 - 11939 101 Street, Edmonton

MLS® #E4430866

\$1,599,900

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

Westwood (Edmonton), Edmonton, AB

TRIPLEX w/ 3 LEGAL SUITES (6 RENTAL UNITS) qualifying for CMHC MLI SELECT. Cash-on-Cash Return of 47.92% (SELF MANAGED) or 36.57% (MANAGED) w/ GST rebate, financing, appraisal & legal fees considered. Projected monthly rent is \$9,750 w/ annual gross revenue of \$117,000 & cap rate of 5.49-6.06%. Cash Flow After Debt Service - SELF MANAGED \$22,442 or \$13,363 MANAGED. LRT access to Grant MacEwan, U of A, Downtown, ICE District. Close to Kingsway Mall, Royal Alex & Glenrose Hospital. Three 2-Storey Suites w/ 3 bed/2.5 bath & Three 1 bed/bath BSMT SUITES. 3-bed plan w/ built in bench at entry & 5x5 storage. Kitchen w/ pantry, quartz, vinyl plank & SS appliances. Tenants enjoy 3 large bedrms, 4pc bath, 4pc ensuite & upper laundry. BSMT SUITES w/ large SOUTH windows. 3 ENERGIZED parking stalls. Final lot grading. Wrapped foundation. Be part of Edmonton's downtown gentrification & realize the real estate APPRECIATION many Canadian Cities have seen. Commercial financing required. Rendering used. Ready FEB 2026.

Built in 2025

Essential Information

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Price	\$1,599,900
Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Multi-Family Commercial
Status	Active

Community Information

Address	11939 101 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2B8

Exterior

Exterior	Concrete, Wood Frame
Construction	Concrete, Wood Frame

Additional Information

Date Listed	April 14th, 2025
Days on Market	10
Zoning	Zone 08

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Listing information last updated on April 24th, 2025 at 6:32am MDT