

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

MLS® #E4430866

\$1,599,900

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

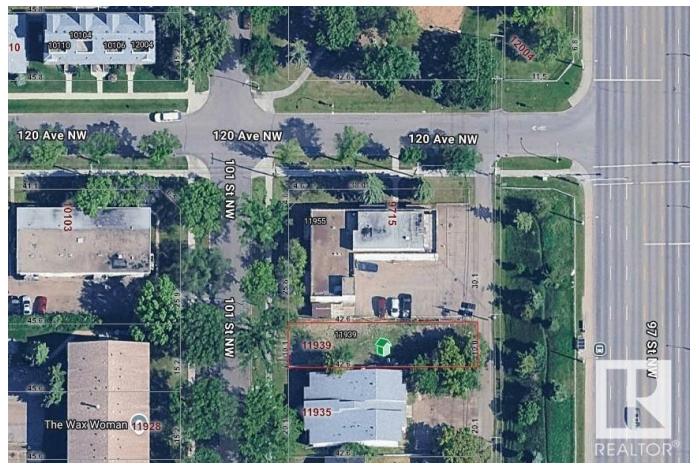
Westwood (Edmonton), Edmonton, AB

TRIPLEX w/ 3 LEGAL SUITES (6 RENTAL UNITS) qualifying for CMHC MLI SELECT. Cash-on-Cash Return of 51.69% (SELF MANAGED) or 39.99% (MANAGED) w/ GST rebate, financing, appraisal & legal fees considered. Projected monthly rent is \$10,050 w/ annual gross revenue of \$120,600 & cap rate of 5.66-6.25%. Cash Flow After Debt Service â€“ SELF MANAGED \$25,462 or \$16,103 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 & 5—5 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 Edmontonâ€™s downtown gentrification & realize the real estate APPRECIATION many Canadian Cities have seen. Commercial financing required. Rendering used. Ready MAR 2026.

Built in 2025

Essential Information

MLS® # E4430866



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	63
Zoning	Zone 08

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Listing information last updated on June 16th, 2025 at 11:02am MDT