

# **\$1,072,000 - 11936 66 Street, Edmonton**

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MLS® #E4421941

**\$1,072,000**

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

Montrose (Edmonton), Edmonton, AB

This is a 2.5 story, wood frame construction complex. Hot water heating system. Roof was replaced once. Hot water tank replaced in 2018. Each unit has 3 appliances. Large suite sizes. One of the 2 bedroom units is a bi-level style with 1.5 bath. All upper units have balcony. Units have been upgraded on turnover. Very well maintained. Professionally managed. Gross income over \$98,000 annually. 5.39% cap rate.



Built in 1980

## **Essential Information**

|            |                         |
|------------|-------------------------|
| MLS® #     | E4421941                |
| Price      | \$1,072,000             |
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 1980                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

## **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 11936 66 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |

Postal Code            T5B 1J4

**Exterior**

Exterior                Wood Frame  
Construction        Wood Frame

**Additional Information**

Date Listed            February 18th, 2025  
Days on Market       71  
Zoning                 Zone 06

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Listing information last updated on April 30th, 2025 at 7:02am MDT