

# \$1,139,800 - 4504-4510 8b-8a Avenue, Edson

MLS® #A2137452

**\$1,139,800**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Edson, Alberta

Attention investors! Don't miss out on this amazing opportunity to generate \$9900 per month in gross revenue! 2 profitable 4-Plex buildings consisting of 2 2- Bedroom units, 2 3-Bedroom units in each building. Located in a family friendly neighborhood walking distance to schools, public trails, parks and shopping makes this a prime family friendly area for attracting tenants. Each unit is finished with a galley style kitchen, dining area, spacious livingroom, 4 pc bathroom, storage room, private fenced yard/patio area, and assigned parking for 1 vehicle. Common hallway to shared storage room and washer and dryer. Upgrades over the past several years include siding, windows, paint, flooring, main sewer line replaced to the buildings and hot water tanks. Take advantage of this turnkey investment opportunity and start earning passive income today!

Built in 1966

## Essential Information

MLS® #	A2137452
Price	\$1,139,800
Bathrooms	0.00
Acres	0.00
Year Built	1966
Type	Commercial
Sub-Type	Multi Family
Status	Active



## Community Information

Address	4504-4510 8b-8a Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1B3

## Amenities

Parking Spaces	8
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## Interior

Heating	Natural Gas, Boiler
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## Exterior

Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete, Slab

## Additional Information

Date Listed	June 1st, 2024
Days on Market	322
Zoning	R2 - General Residential

## Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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