

# **\$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	49
Zoning	Zone 08

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Listing information last updated on June 1st, 2025 at 10:47pm MDT