$2,200,000 - 9045 149 Street, Edmonton

MLS® #E4420193

$2,200,000

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

Parkview, Edmonton, AB

Premium rental portfolio on a Corner Lot!! Own a 3plex total of 7 units in the high-end "Parkview" community. This brand new "3plex townhouse" with legal suites makes a total of "3 up + 3 down units Plus 1 Garage suite". Main and Second floor 9' ceiling. The upper unit each has 3 beds, 2.5 baths 1200 sqft with a massive size 'Open Deck' that aims for young professional tenants or quality family-oriented tenants. Lower units each have 2 beds, and 1 bath. The garage suite has 2 beds and 1 full bath. Three Single detached garages and lots of space for street parking. The property is projected to generate approximately $149,400 in annual gross rent and cap rate of 4.8%. Fully finished and equipped with all appliances and landscaping. Currently DP stage and estimated completion Spring 2026. Photos are 3D rendering for illustration purposes only. The project is qualify for CMHC MLI Select program.

Built in 2025

Essential Information

MLS® #	E4420193
Price	$2,200,000
Bathrooms	0.00
Acres	0.00
Year Built	2025

Type	Multi-Family Commercial
Status	Active

Community Information

Address	9045 149 Street
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 0A5

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	February 3rd, 2025
Days on Market	39
Zoning	Zone 10