

# \$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	64
Zoning	Zone 08

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Listing information last updated on June 17th, 2025 at 3:02pm MDT