



GRASSROOTS
REALTY GROUP

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1-6, 11446 92 Street NW
Edmonton, Alberta

MLS # A2313727



\$564,900

Division:	Alberta Avenue		
Type:	Multi-Family/Apartment		
Style:	Apartment-Loft/Bachelor/Studio, Apartment-Single Level Unit		
Size:	2,875 sq.ft.	Age:	1912 (114 yrs old)
Beds:	-	Baths:	-
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage, Off Street, Pa		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Bldg Name:	-
Floors:	Carpet, Linoleum	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RS
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

This fully leased 6-unit apartment building in the high-demand rental corridor is the kind of asset investors wait for. Positioned in one of Edmonton's most central and tenant-active neighborhoods, this property offers immediate income with clear upside. Each suite is consistently occupied, creating stable, predictable cash flow from day one, while still presenting a compelling opportunity for rental optimization as leases turn over. Inside, functional layouts and practical finishes cater to a broad tenant base, supporting long-term occupancy and minimizing vacancy risk. Outside, the property continues to deliver value with a double garage and additional surface parking. An increasingly sought-after feature that enhances tenant convenience and supports premium rent potential. The surrounding area is defined by strong fundamentals, with a close proximity to the Royal Alexandra Hospital and NAIT, ensuring a steady pool of renters. Whether you're expanding your portfolio or securing an affordable, reliable multi-family asset with upside, this is a strategic acquisition in a proven rental location.