

## \$985,000 - 13039 83 Street, Edmonton

MLS® #E4454248

**\$985,000**

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

Killarney, Edmonton, AB

Exceptional Investment Opportunity or Seller can enter into a TRIPLE NET HEAD LEASE for entire building. Better than average return on investment. Quality fully Renovated turnkey 6 generous-sized units, 3-one bedroom and 3-two bedrooms (ideal suite mix). Total of living space 5,038.72 sq. ft. Amenities include; ample of parking, security system, common laundry room. Close to schools, shopping, restaurants, parks, and public transportation. This building has been well maintained , shows pride of ownership. All suites separately metered for electrical, water, waste & gas. This is a rare opportunity to acquire a high potential multi family property in a desirable location. Zoned: 2.40 RM Medium Scale Residential. All income and expense numbers are proforma numbers. Pricing & Superb Return on investment, makes it ideal for first time investors or seasoned investors by increasing your multi-family unit count portfolio. Amazing income potential. Financials available to qualified serious buyers. MUST SEE!!!

Built in 1965

### Essential Information

MLS® #	E4454248
Price	\$985,000
Bathrooms	0.00



Acres	0.00
Year Built	1965
Type	Multi-Family Commercial
Status	Active

### Community Information

Address	13039 83 Street
Area	Edmonton
Subdivision	Killarney
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 2W5

### Exterior

Exterior	Wood Frame
Construction	Wood Frame

### Additional Information

Date Listed	August 22nd, 2025
Days on Market	5
Zoning	Zone 02

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Listing information last updated on August 27th, 2025 at 5:02pm MDT