

# \$3,725,000 - 10136 95 Street, Edmonton

MLS® #E4422315

**\$3,725,000**

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

Boyle Street, Edmonton, AB

Fully leased 35 bachelor suite, three-storey walk-up apartment complex for sale. Substantially renovated in 2000 right down to the studs, with new windows, doors, electrical, plumbing, mechanical, exterior siding, and interior suite renovation. The building has seen many updates throughout the years. Newer paint, appliances, flooring, kitchen and bathroom renovations. Excellent access to the River Valley trail system, public transportation, and the downtown core. Proforma cap rate of 6.8%. Price per door of \$106,428.

Built in 1912

## Essential Information

|            |                         |
|------------|-------------------------|
| MLS® #     | E4422315                |
| Price      | \$3,725,000             |
| Bathrooms  | 0.00                    |
| Acres      | 0.00                    |
| Year Built | 1912                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10136 95 Street |
| Area        | Edmonton        |
| Subdivision | Boyle Street    |
| City        | Edmonton        |



|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T5H 2A6 |

### Exterior

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 70                  |
| Zoning         | Zone 13             |

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Listing information last updated on May 1st, 2025 at 12:47pm MDT