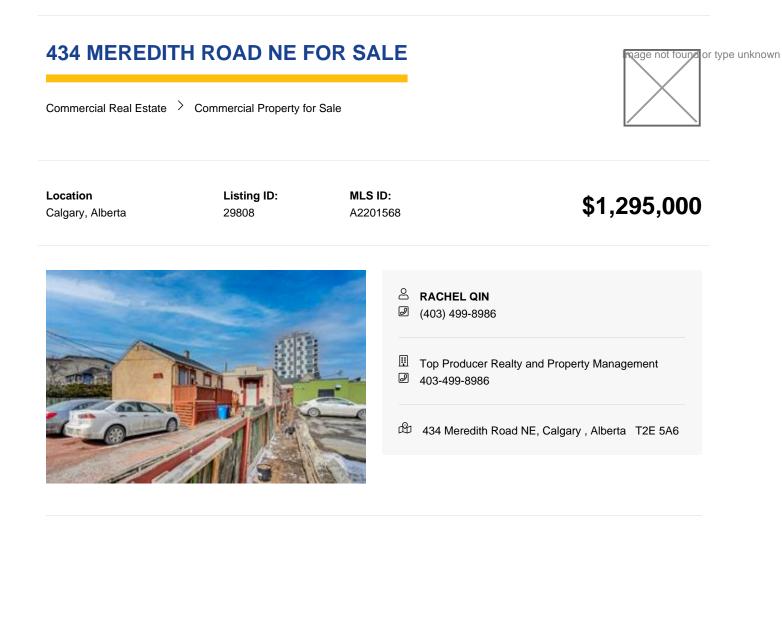


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Transaction Type For Sale

Subdivision Crescent Heights

Structure Type Multi Unit

Legal Plan E

Lot Size (Sq. Ft.) 6985

Roof Asphalt Shingle

Heating Forced Air,Natural Gas

Reports Aerial Photos,RPR Days On Market 169

Building Type Rooming House

Property Type Commercial

**Building Area (Sq. Ft.)** 1916.85

Lot Size (Acres) 0.16

Foundation Poured Concrete,See Remarks

Inclusions Stove x 2, Refrigerator x 2, washer x 2, Dryer x 2, Hood Fan Zoning MU-2 f4.0h34

Year Built 1944

Property Sub Type Mixed Use

Building Area (Sq. M.) 178.08

Construction Type Wood Frame

Cooling None

Restrictions Building Design Size,None Known

Unlimited potential for this mix use MU-2 50'x140' lot located just off Edmonton trail & memorial Dr, right across river from Downtown East Village! Lot is designed to built commercial & residential mixed building with f 4.0 h34. Currently there's a house with back addition divided into 2 units A & B both have tenants occupied. Unit A is an older building (about 600sqft) with vaulted ceilings on main floor and a full basement with one bedroom up, one bedroom down, and a full bathroom. Unit B is an addition with no basement but 2 full bathrooms and 5 bedrooms. Total rental income is \$3045.00. Please do not disturb tenants without an appointment.

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