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## 101 ASSINIBOINE DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Swan Hills, Alberta



**Listing ID:**  
30028


**MLS ID:**  
A2206711

**\$599,000**



 **BRIAN W. AMES**  
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 RE/MAX ADVANTAGE (WHITECOURT)  
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 101 Assiniboine Drive , Swan Hills , Alberta T0G 2C0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 153	<b>Zoning</b> Muti Residential
<b>Subdivision</b> NONE	<b>Year Built</b> 1986	<b>Structure Type</b> Five Plus
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Multi Family	<b>Legal Plan</b> 8521999
<b>Building Area (Sq. Ft.)</b> 16000.00	<b>Building Area (Sq. M.)</b> 1486.44	<b>Inclusions</b> 10 Fridges, 10 Stoves
<b>Restrictions</b> None Known	<b>Reports</b> Rent Roll	

Attention investors ! This 10 unit Townhouse rental project is now up for sale at just the right time. After numerous improvements and upgrades this project is now fully rented. With Interest rates coiming down and demand for rentals contunuing to rise now is the time to improve your Real Estate Investment return. With Kiwetinohk Energy Corp. announcing their 460 Megawatt Black Bear Power Plant with a Carbon Capture and Sequestration component in July/24, 24 kms south of Swan Hills and the Federal Gov't issuing a statement on Dec.24/24 that an Impact Assessment was not required, the rental requirements will certainly go up. These 2 storey units offer 2 and 3 brm set ups, each with it's own Fridge & Stove and full basements, covered parking and a huge common yard. The lot is .54acres.

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