The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

101 ASSINIBOINE DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale

| **Location**	**Listing ID:**	**MLS ID:**	
Swan Hills, Alberta	30028	A2206711	**$599,000**

BRIAN W. AMES
(780) 706-5575

RE/MAX ADVANTAGE (WHITECOURT)
780-778-6678

101 Assiniboine Drive , Swan Hills , Alberta   T0G 2C0

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