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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**
 (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

91

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 of over 10,000 sq. ft.

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