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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

\$595,000



 **BRIAN W. AMES**
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 101 Assiniboine Drive , Swan Hills , Alberta T0G 2C0

Transaction Type	Days On Market	Zoning
For Sale	287	Muti Residential
Subdivision	Year Built	Structure Type
NONE	1986	Five Plus
Property Type	Property Sub Type	Legal Plan
Commercial	Multi Family	8521999
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
16000.00	1486.44	10 Fridges, 10 Stoves
Restrictions	Reports	
None Known	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 coming down and demand for rentals continuing 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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