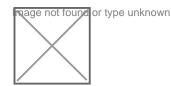


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1-5, 4740 54 FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationWhitecourt, Alberta

Listing ID: 30066

MLS ID: A2208593

\$445,000



- [△] LEO ZELINSKI
- **2** (780) 778-1207
- RE/MAX ADVANTAGE (WHITECOURT)
- **2** 780-778-6678
- d 1-5, 4740 54, Whitecourt, Alberta T7S 1A3

Transaction Type

For Sale

Zoning

R1C

1962

Year Built

Property Sub Type Multi Family

Building Area (Sq. M.)

351.17

Foundation

Block

Access to Property

Back Alley Access, Gravel Lane, Major Shopping Nearby, Public Transportation

Nearby

Reports

Pro-Forma

Title

Fee Simple

Subdivision

NONE

Structure Type

Five Plus

Legal Plan 4737KS

Construction Type

Stucco

Cooling

None

Inclusions

5 fridges and stoves, coin op washer

and dryer.

Days On Market

213

Building Type

Free-Standing,Low Rise (2-4 stories)

Property Type

Commercial

Building Area (Sq. Ft.)

3780.00

Roof

Asphalt Shingle

Heating

Boiler, Natural Gas

Restrictions

None Known

Investment opportunity. 5 suite apartment downtown across from public school and a couple of blocks from downtown. consists of 2 two bedroom, 1 five bedroom (rents by the room) 2 one bedroom. Coin op washer and dryer. includes fridges and stoves, Was appraised in 2016 at 510,000.00 Cap rate now 9.6% net income of \$42,840.

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