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1-5, 4740 54 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Whitecourt, Alberta

Listing ID:
30066

MLS ID:
A2208593

\$429,000



 **LEO ZELINSKI**
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 **RE/MAX ADVANTAGE (WHITECOURT)**
 780-778-6678

 **1-5, 4740 54 , Whitecourt , Alberta T7S 1A3**

Transaction Type	Title	Days On Market
For Sale	Fee Simple	278
Zoning	Subdivision	Building Type
R1C	NONE	Free-Standing, Low Rise (2-4 stories)
Year Built	Structure Type	Property Type
1962	Five Plus	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Multi Family	4737KS	3780.00
Building Area (Sq. M.)	Construction Type	Roof
351.17	Stucco	Asphalt Shingle
Foundation	Cooling	Heating
Block	None	Boiler, Natural Gas
Access to Property	Inclusions	Restrictions
Back Alley Access, Gravel Lane, Major Shopping Nearby, Public Transportation Nearby	5 fridges and stoves, coin op washer and dryer.	None Known
Reports		
Pro-Forma		

Investment opportunity. or live in. 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 11.4 net income of \$48,840. ideal situation to live in 3 bedroom unit and lease out the rest. rent pays your mortgage.

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