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

Transaction Type For Sale	Title Fee Simple	Days On Market 340
Zoning R1C	Subdivision NONE	Building Type Free-Standing,Low Rise (2-4 stories)
Year Built 1962	Structure Type Five Plus	Property Type Commercial
Property Sub Type Multi Family	Legal Plan 4737KS	Building Area (Sq. Ft.) 3780.00
Building Area (Sq. M.) 351.17	Construction Type Stucco	Roof Asphalt Shingle
Foundation Block	Cooling None	Heating Boiler,Natural Gas
Access to Property Back Alley Access,Gravel Lane,Major Shopping Nearby,Public Transportation Nearby	Inclusions 5 fridges and stoves, coin op washer and dryer.	Restrictions 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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