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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

\$445,000



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

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

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| Transaction Type For Sale | Title Fee Simple | Days On Market 151 |
| 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. 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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