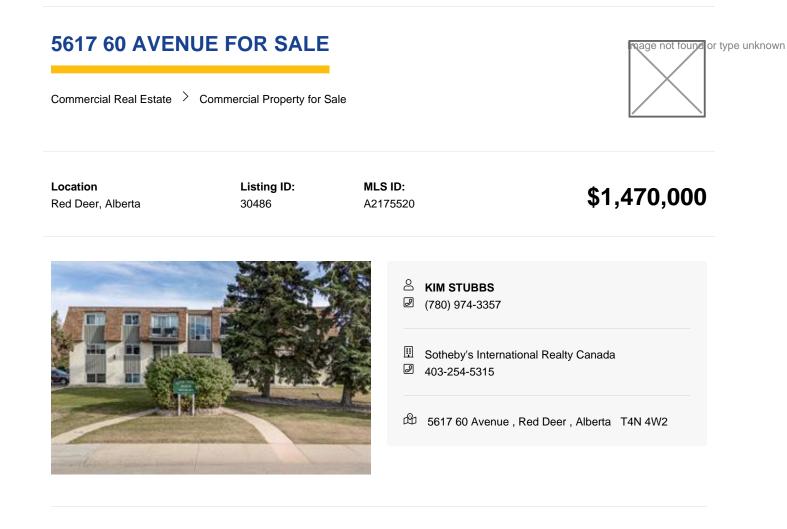


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Transaction Type For Sale

**Zoning** R2

Year Built 1973

Property Sub Type Multi Family

Building Area (Sq. M.) 375.76

**Roof** Flat

Access to Property Accessible to Major Traffic Route

Reports Condo/Strata Bylaws Title Fee Simple

Subdivision Riverside Meadows

Structure Type Low Rise (2-4 stories)

Legal Plan 0729407

Lot Size (Sq. Ft.) 17124

Foundation Poured Concrete

Inclusions Token operated Washers (2) and Dryers (2) Days On Market

Building Type Condo Complex,Low Rise (2-4 stories)

Property Type Commercial

**Building Area (Sq. Ft.)** 4044.69

Lot Size (Acres) 0.39

Heating Baseboard,Boiler,Natural Gas

Restrictions Easement Registered On Title,Utility Right Of Way

An exceptional investment opportunity with this twelve unit, fully rented apartment complex in a prime location near the Red Deer River. With ample stall parking on site, this building is perfectly positioned for renters. The Raven Thorpe Manor is in a quiet neighbourhood and yet offers convenient proximity to essential amenities, including the nearby mall and bus stops. Just a short walk to Bower Ponds, residents enjoy immediate access to the city's extensive network of walking and biking paths. This property includes 3 one bed/one bath units and 9 two bed/one bath units, is fully rented and there is potential to increase rents. Almost half of the suites have been renovated and for buyers looking for an additional advantage, this building has been condominiumized with all 12 suites individually titled allowing an investor to hold the building as a long term investment or sell suites individually .

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