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5617 60 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Red Deer, Alberta



Listing ID:
30486

MLS ID:
A2175520

\$1,470,000



 **KIM STUBBS**
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 5617 60 Avenue , Red Deer , Alberta T4N 4W2

Transaction Type For Sale	Title Fee Simple	Days On Market 187
Zoning R2	Subdivision Riverside Meadows	Building Type Condo Complex,Low Rise (2-4 stories)
Year Built 1973	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Multi Family	Legal Plan 0729407	Building Area (Sq. Ft.) 4044.69
Building Area (Sq. M.) 375.76	Lot Size (Sq. Ft.) 17124	Lot Size (Acres) 0.39
Roof Flat	Foundation Poured Concrete	Heating Baseboard,Boiler,Natural Gas
Access to Property Accessible to Major Traffic Route	Inclusions Token operated Washers (2) and Dryers (2)	Restrictions Easement Registered On Title,Utility Right Of Way
Reports Condo/Strata Bylaws		

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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