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## 4405 PLEASANTVIEW DRIVE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
High Prairie, Alberta

**Listing ID:**  
31226

**MLS ID:**  
A2236222

**\$1,275,000**



 **SIMON D. HUNT**  
 (403) 850-5502

 RE/MAX House of Real Estate  
 403-287-3880

 4405 PLEASANTVIEW Drive , High Prairie , Alberta T0G1E0

**Transaction Type**

For Sale

**Days On Market**

311

**Zoning**

R4

**Subdivision**

NONE

**Building Type**

Commercial Mix

**Year Built**

1982

**Structure Type**

Five Plus

**Property Type**

Commercial

**Property Sub Type**

Multi Family

**Legal Plan**

8720995

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

8324.00

**Building Area (Sq. M.)**

773.32

**Construction Type**Brick,Concrete,Vinyl Siding,Wood  
Frame**Roof**

Asphalt Shingle

**Foundation**

See Remarks

**Cooling**

None

**Heating**

Forced Air,Natural Gas

**Inclusions**6 Hood Fans, 6 Refrigerators, 6  
Dishwashers, 6 Washers, 6 Dryers,  
Ceiling Fans, Curtains and Blinds, Four  
Planters**Restrictions**

Utility Right Of Way

**Reports**Aerial Photos,Floor Plans,Pro-  
Forma,Tenancy Schedule,Title

This RARE SIX-PLEX in HIGH PRAIRIE is the kind of investment that doesn't come around often!!! FULLY LEASED and generating CONSISTENT INCOME!!! This property offers STRONG CASH FLOW, a SOLID CAP RATE \$\$\$ + the kind of LOW-MAINTENANCE OPERATION every investor wants. Tucked away on a QUIET STREET and near a PEACEFUL GREEN SPACE, the property combines Privacy, Curb Appeal, and LONG-TERM VALUE. The complex includes a total of 6 FULLY SELF-CONTAINED UNITS with a total of 8,324 sq ft: TWO Bungalows, TWO Bi-levels, and TWO Five-level Split Homes - each with their Private ENTRANCE and IN-SUITE Laundry. All units have the SAME INTERIOR Finishing, ensuring a CONSISTENT look and feel throughout the entire property. These VARIED LAYOUTS appeal to a BROAD TENANT BASE and support LONG-TERM OCCUPANCY. In 2024, the entire building was FRESHLY PAINTED, delivering a CLEAN, MODERN Look that enhances the property's CURB APPEAL. In 2025, a BRAND-NEW ROOF was installed. Additional recent improvements include UPGRADED Patio Doors, NEWER DECKS with PRIVACY WALLS, and all-new CONCRETE PATIOS and SIDEWALKS. The Exterior is finished with a DURABLE and LOW-MAINTENANCE combination of BRICK and VINYL SIDING, while the original WINDOWS remain in good condition. UNIT 6 has a NEW FURNACE, DISHWASHER + Outdoor Electric Plug for a Vehicle. UNITS 2 AND 4 feature NEWER FURNACES, while the remaining units continue to operate with the original Heating Systems. All ELECTRICAL PLUGS + RECEPTACLES have been PROFESSIONALLY UPGRADED and brought UP TO CODE, ensuring SAFETY AND COMPLIANCE. Each unit also includes CURTAINS, BLINDS, and SCREEN DOORS WITH BUILT-IN BLINDS, adding further CONVENIENCE FOR TENANTS. The six units break down for total developed living space is as follows: UNIT 1 is a BUNGALOW with 885 SQ FT, 2 BEDS and 1 BATH. UNIT 2 is a BI-LEVEL SPLIT with 1,087 SQ FT, 3 BEDS and 1.5 BATHS. UNIT 3 is a BI-LEVEL SPLIT with 1,066 SQ FT, 3 BEDS and 1.5 BATHS. UNIT 4 is a FIVE-LEVEL SPLIT with 1,378 SQ FT, 2 BEDS, 1.5 BATHS + DEN and Crawl Space UNIT 5 is a FIVE-LEVEL SPLIT with 1,385 SQ FT, 2 BEDS, 1.5 BATHS.+ DEN and Crawl Space UNIT 6 is a BUNGALOW with 885 SQ FT, 2 BEDS and 1 BATH. This unit is virtually staged. TWELVE DEDICATED PARKING STALLS are included, FOUR OF WHICH ARE COVERED CARPORTS, with ample ADDITIONAL STREET PARKING available. A SHARED GARBAGE BIN is managed for TENANT CONVENIENCE. The location, directly BACKING ONTO GREEN SPACE, provides a QUIET, ATTRACTIVE LIVING ENVIRONMENT that supports TENANT SATISFACTION AND RETENTION. There is also the POTENTIAL TO CONDOMINIUMIZE the property, offering FLEXIBILITY FOR FUTURE RESALE or the option to SELL INDIVIDUAL UNITS. With FULL OCCUPANCY, a STRONG RENTAL TRACK RECORD, RECENT UPGRADES, and a COMPETITIVE CAP RATE, this is a RARE, TURN-KEY INVESTMENT OPPORTUNITY in a STABLE AND GROWING MARKET!!!

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