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611 3 AVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Fox Creek, Alberta



Listing ID:
31402


MLS ID:
A2183888

\$920,000



 **JANET KUEHN**
 (780) 706-9670

 **ROYAL LEPAGE MODERN REALTY**
 780-396-4350

 611 3 AVE , Fox Creek , Alberta T0H 1P0

Transaction Type For Sale	Title Fee Simple	Days On Market 213
Zoning R4	Subdivision NONE	Building Type Low Rise (2-4 stories)
Year Built 1970	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Multi Family	Legal Plan 2150RS	Building Area (Sq. Ft.) 4500.00
Building Area (Sq. M.) 418.06	Lot Size (Sq. Ft.) 8371	Lot Size (Acres) 0.19
Foundation Poured Concrete	Cooling None	Heating Baseboard,Boiler,Hot Water,Natural Gas
Lot Features Irregular Lot	Inclusions N/A	Restrictions Non-Smoking Building,Rental
Reports Contracts		

Centered between Edmonton and Grande Prairie (2 and 1/2 hours, NW of Edmonton and 2 hours from Grande Prairie) Fox Creek is an industrial town predominantly driven by oil and gas. Newly renovated 12 unit apartment for sale in the heart of Fox Creek. This property is perfect for working professionals looking for 2 or 1 bedroom accommodations. Owners self manage this building and take pride in looking after their tenants and property. Recently renovated units with new cabinets, flooring, paint, new asphalt shingled roof in 2022 , some new windows, and upgraded patios. Clean entries and halls. Common area laundry room is available downstairs. Located on a corner lot with paved parking. Well maintained and great curb appeal. Strong investment property. Room for further revenues. Good for new and experienced investors looking to own. 3 furnished suites.

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