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325 5 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Vauxhall, Alberta



Listing ID:
31874


MLS ID:
A2252152

\$1,999,000



 **ROD JENSEN**
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 ROYAL LEPAGE SOUTH COUNTRY - Taber
 403-223-3333

 325 5 Street , Vauxhall , Alberta T0K2K0

Transaction Type For Sale	Title Fee Simple	Days On Market 23
Zoning Residential -R	Subdivision NONE	Year Built 2021
Structure Type Other	Property Type Commercial	Property Sub Type Multi Family
Legal Plan 0510752	Building Area (Sq. Ft.) 1122.00	Building Area (Sq. M.) 104.24
Construction Type Vinyl Siding	Roof Asphalt Shingle	Foundation Poured Concrete
Heating High Efficiency,Forced Air,Natural Gas	Inclusions 8 Refrigerators, 8 Microwaves, 8 stoves, Shed, Garden Tractor, Window Coverings (Blinds)	Restrictions Call Lister
Reports Building Plans,Other Documents,RPR		

Great opportunity to own your own rental properties. Two 4 plexes. First 4 plex, built in 2015, has 4 - 1 bedroom units with large open kitchen, living, dining room, vaulted ceilings in a modern design, The units feature large laundry rooms with lots of extra storage space. Each of these units have an attached garage with entry into the house, no need to walk outside in poor weather. Large yards with room for gardens as well as partitioned private patios. Second 4 plex, built in 2022 has 4 - 2 bedroom units. This is a very nice property with modern open floor plans, large kitchens, living and dining rooms. These units also have attached garages, large yards and patios with privacy walls. Both units are located very close to amenities, shopping and schools as well as close proximity to the baseball diamond and rink. The attached vacant lot of approximately 2 acres leave additional development possibilities. THIS IS A RARE FIND AND OPPORTUNITY TO GROW YOUR OWN BUSINESS

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