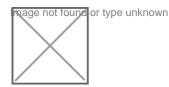


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 325 5 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Vauxhall, Alberta

Listing ID: 31874

MLS ID: A2252152

\$1,999,000



- <sup>△</sup> ROD JENSEN
- **(403) 223-3333**
- ROYAL LEPAGE SOUTH COUNTRY Taber
- **403-223-3333**
- 325 5 Street , Vauxhall , Alberta T0K2K0

**Transaction Type** 

For Sale

Title

**Days On Market** 

23

Zoning

Residential -R

Subdivision

Fee Simple

NONE

2021

**Structure Type** 

Other

**Property Type** Commercial

**Property Sub Type** 

Multi Family

Year Built

Legal Plan

0510752

Building Area (Sq. Ft.)

Building Area (Sq. M.)

1122.00

104.24

**Construction Type** 

Vinyl Siding

Roof Asphalt Shingle

Inclusions

Foundation

**Poured Concrete** 

Heating

High Efficiency, Forced Air, Natural Gas

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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