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3809-3813 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Red Deer, Alberta Listing ID:

32094

MLS ID:

A2256418

\$1,375,000



[△] PAUL JONES

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r<u>M</u>1

3809-3813 50 Street , Red Deer , Alberta T4N 1W1

Transaction Type

For Sale

Zoning

R-M

Structure Type

Low Rise (2-4 stories)

Legal Plan

555AF

Construction Type
Vinyl Siding,Wood Frame

HeatingForced Air

Reports

Annual Property Operating Data

Title

Fee Simple

Subdivision Eastview

Property Type Commercial

Building Area (Sq. Ft.)

3620.00

Roof

Asphalt Shingle

Inclusions Shed **Days On Market**

53

Year Built

1986

Property Sub Type

Multi Family

Building Area (Sq. M.)

336.31

Foundation

Wood

Restrictions

None Known

Attention Investors: Are you a seasoned investor or new to the market! Either way your not going to want to miss out on this opportunity. 2 very well maintained 2 bedroom 4 plex's units on 1 lot one title. Exceptionally well cared for and lots of renovations over the years. From the roofs to the siding to the interiors including kitchens, cabinets, flooring, paint, bathrooms, some, furnaces hot water tanks (vary from unit to unit) all show well with good tenants in place on fixed and monthly leases wanting to stay. Could easily produce a 7% or greater cap rate while still maintaining lower than FMR. Great property if you want to self manage yourself with no large common areas or the associated costs other than small amount of grass to cut and little snow to shovel. Good convenient SE side location on the bus route. Plenty of parking with 1 powered stalls for each unit at the rear.. Currently grossing \$110,000 a year with costs of approx \$22,000. If your just starting out or adding to your portfolio this one will be well worth considering.

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