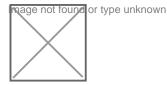


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3809-3813 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location Listing ID:** Red Deer, Alberta 32094

MLS ID: A2256418

\$1,375,000



A PAUL JONES

**(403)** 343-3020

RE/MAX real estate central alberta

**403-343-3020** 

rM1

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

**Heating**Forced 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** 

99

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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

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