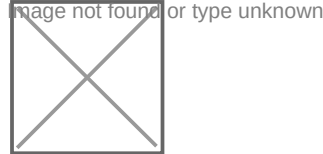


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5125 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Rimbey, Alberta

Listing ID:
32864

MLS ID:
A2270698

\$1,165,000



 **PAUL JONES**
 (403) 343-3020

 RE/MAX real estate central alberta
 403-343-3020

 5125 49 Avenue , Rimbey , Alberta T0C 2J0

Transaction Type

For Sale

Days On Market

1

Zoning

R3

Subdivision

NONE

Building Type

Low Rise (2-4 stories)

Year Built

1964

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

2168KS

Building Area (Sq. Ft.)

10434.00

Building Area (Sq. M.)

969.34

Footprint (Sq. Ft.)

3478

Roof

Asphalt Shingle

Foundation

Block

Heating

Hot Water,Natural Gas

Inclusions

Storage shed

Restrictions

None Known

Reports

Annual Property Operating

Data,Leases,Pro-Forma,Title,Title

Insurance

Excellent investment opportunity in the vibrant community of Rimbey. Close to Red Deer, Sylvan lake, Rocky Mountain House, Lacombe and Ponoka which makes it a short distance to all the central Alberta hubs. Fully rented 12 suite apartment building that's well maintained and no vacancy for many years. Lots of upgrades to the building over the years to include doors, windows, siding, pitched shingle roof, electrical, BCI boiler system (approx 2018) and most suites have newer updated modern vinyl plank flooring. Self managed by the owners, clean through out and long term tenants, most are now on month to month leases. Lower units (4) are all very spacious 1 bedroom units approx 658 Sq ft per unit and the remaining (8) 2 bedroom units approx 725 sq ft per unit. Each is very bright and spacious layouts with extra large windows including the lower units all with plenty of storage space. Easy to maintain grounds and a very functional design with no long hallways. Coin operated laundry, energized parking stalls and comes with a storage shed. Great location in town within few min walking distance to the hospital, schools, shopping and downtown, all around solid investment opportunity here. Be sure not to miss out.

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