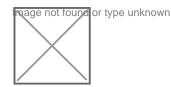


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5131 52 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rocky Mountain House, Alberta

Listing ID:

33173

MLS ID:

A2249331

\$1,100,000



△ LYNN MACDONALD

2 (403) 844-5675

Royal LePage Tamarack Trail Realty

403-845-5588

ß

5131 52 Street , Rocky Mountain House , Alberta T4T 2A4

Transaction Type

For Sale

Title

Days On Market

Fee Simple

Subdivision

Zoning

R-2

Rocky Mtn House

Structure Type

Other

Property Type
Commercial

Property Sub Type

Multi Family

Year Built

2011

Legal Plan

101AJ

Building Area (Sq. Ft.)

215.14

Construction Type

Composite Siding, See Remarks

Roof

2315.76

Asphalt Shingle

Heating

Forced Air, Natural Gas

Building Area (Sq. M.)

Inclusions

4 washer/4dryers, 4 fridge, 4 stoves, 4 microwave, 4dishwashers

Restrictions

Elevator Access Restriction, Non-Smoking Building, Rental Reports

Building Plans, Floor Plans, RPR

Exceptionally maintained 4-plex featuring four bright and spacious 2-bedroom units, each offering 904.86 sq ft. of comfortable living space. Ideally located within walking distance to all amenities, this property has never had a vacancy, demonstrating strong tenant demand and long-term stability. A standout feature of this property is the elevator providing direct access to both floors, making the building accessible for all ages and mobility levels-an ideal option for seniors, long-term tenants, or anyone seeking enhanced convenience. Each suite includes in-suite laundry, a private balcony, and an open, functional layout that flows effortlessly into a quaint, efficient gally kitchen where thoughtful cabinetry design and smart workspace planning made for meal preparation both enjoyable and practical. The primary bedroom offers a peaceful retreat, complete with plush carpet, generous closet space, and direct access to the 4-piece bathroom. The bathrooms includes a large vanity and a full tub and shower, providing comfort and convenience for everyday living. Tenants benefit from secure, enclosed parking with one dedicated stall per unit inside the 4-car garage, along with individual storage spaces, all accessible from inside the main building. With its modern construction, thoughtful updates, and strong appeal to quality tenants, this building stands out as a true turnkey opportunity. Ideal for any investor seeking a low-maintenance, high-confidence addition to their portfolio, this four-plex promises both stability and lasting value. Additionally, two units are due for rent increases, offering immediate upside potential for the next owner. A rare turnkey multi-family property offering stability, accessibility, and strong investment potential.

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.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.