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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 68
<b>Zoning</b> R-2	<b>Subdivision</b> Rocky Mtn House	<b>Year Built</b> 2011
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Multi Family
<b>Legal Plan</b> 101AJ	<b>Building Area (Sq. Ft.)</b> 2315.76	<b>Building Area (Sq. M.)</b> 215.14
<b>Construction Type</b> Composite Siding,See Remarks	<b>Roof</b> Asphalt Shingle	<b>Heating</b> Forced Air,Natural Gas
<b>Inclusions</b> 4 washer/4dryers, 4 fridge, 4 stoves, 4 microwave , 4dishwashers	<b>Restrictions</b> Elevator Access Restriction,Non-Smoking Building,Rental	<b>Reports</b> 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.

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