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RENTAL FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Fort McMurray, Alberta

Listing ID:
34108

MLS ID:
A2288243

\$1,125,000



 **SUZANNE ANDERSON**
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 125 Pintail Place , Fort McMurray , Alberta T5N 0Y9

Transaction Type For Sale	Title Fee Simple	Days On Market 48
Business Name Welcome Home	Business Type Rental	Zoning R1
Subdivision Eagle Ridge	Building Type Rooming House	Year Built 2011
Structure Type Hotel/Motel	Property Type Commercial	Property Sub Type Business
Legal Plan 0920231	Building Area (Sq. Ft.) 3029.00	Building Area (Sq. M.) 281.40
Lot Size (Sq. Ft.) 11411	Lot Size (Acres) 0.26	Footprint (Sq. Ft.) 3030
Construction Type Other,Shingle Siding	Roof Asphalt	Foundation Poured Concrete
Electric 100 Amp Service	Cooling Central Air	Heating Forced Air,Natural Gas
Lot Features Landscaped,Near Public Transit,Near Shopping Center	Commercial Amenities Kitchen,Laundry Facility,Parking-Extra,Shower,Social Rooms	Access to Property Other
Inclusions all furniture, all appliances, ask listing agent for list of chattels	Restrictions None Known	Reports None

INVESTOR ALERT! Build long-term wealth through recurring rental income. This well built beautiful LEGAL Boarding home is ONE OF A KIND! Custom built this home boasts a sleek contemporary design, perfect for the savvy buyer in mind. Sits on one of the largest lots in Eagle Ridge with a 52 foot wide driveway with room for up 9 vehicles, plus 3 more in the triple car attached heated garage. Inside you are greeted with soaring ceilings, gas fireplace, with 4407 SF of total living space, which features: 9 spacious bedrooms, 8 bedrooms having their own ensuite bathrooms and keyless entry system, which can be rented for whatever you desire, currently the existing roomers are , on a month-month basis. There is another bathroom that is for the 9th bedroom on the main floor, which could be used for guests. The soaring ceilings in the living room with an open to above provides lots of living space for your guests. The upper floor has sitting area and laundry near the 4 bedrooms. The main floor features 2 more bedrooms and the basement has 3 more bedrooms along with TWO Separate entrances WALKOUT/WALK UP. A high-end mechanical system. You will LOVE the gorgeous and spacious TWO kitchens with quartz countertops, that service all the guests. Off the main floor kitchen is a custom balcony deck that is tiled, and overlooks your backyard. The basement LEGAL suite features laundry, and a walkout patio for your guests to BBQ in summer! This home is one that is not to be missed! If you are looking for a income stream that offers passive income, you can assume the onsite manager to manage the property. If you are a large family, come enjoy the enormous amount of space and make this special home yours! So many things to LOVE including the 3 balcony decks/porches, central air conditioning, security system, situated in a quiet neighborhood. Only 1 minute to bus route, and a quick route to highway 63, this is one property that ticks all the buttons! Looking to make a group home or daycare? The city has discretionary zoning (pending city approval), this property offers true flexibility to grow. Call Now!

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