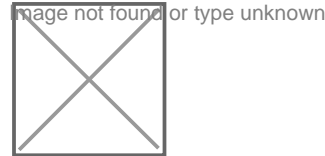


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

8 ANDERSON CLOSE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Whitecourt, Alberta



Listing ID:
34669

MLS ID:
A2297822

\$1,799,900



 **BRIAN W. AMES**
 (780) 706-5575

 RE/MAX ADVANTAGE (WHITECOURT)
 780-778-6678

 8 Anderson Close , Whitecourt , Alberta T7S 0A6

Transaction Type

For Sale

Days On Market

3

Zoning

residential condo

Subdivision

NONE

Building Type

Low Rise (2-4 stories)

Year Built

2014

Structure Type

Townhouse

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

1525009

Building Area (Sq. Ft.)

10776.00

Building Area (Sq. M.)

1001.11

Construction TypeManufactured Floor Joist,Vinyl
Siding,Wood Frame**Inclusions**

Shed

Restrictions

Non-Smoking Building,Pets Not Allowed

Reports

Floor Plans

Two 4 unit 2 storey townhouse 3 bedroom condo units separate titles owned by one owner with no condo fees in excellent pride of ownership condition and good tenant appeal allowing for little turn over. The only common area is the lane access to back of each unit. Triple M manufactured and still retains 10 year structural warranty. 1346 sf affords comfortable living with a 1/2 bath on Main and two full bathrooms in upstairs . 6 units are basement developed with high windows and another full bath. Fridge stove washer dryer dishwasher microwave and window coverings are included. Excellent revenue property with proforma available. can be condominiumized and sold as separate units. shed has about \$5,000.00 in spare parts.. 6.7% cap rate.

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