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## 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**

65

**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 Type**

Manufactured 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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