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3832 47 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Red Deer, Alberta



Listing ID:
34975

MLS ID:
A2304392

\$909,000



 **DEAN LEISCHNER**
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 CIR Realty
 403-358-3883

 3832 47 Street , Red Deer , Alberta T4n1n7

Transaction Type For Sale	Zoning R-M	Subdivision Eastview
Year Built 1979	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Multi Family	Legal Plan 5555AF	Building Area (Sq. Ft.) 4733.36
Building Area (Sq. M.) 439.74	Lot Size (Sq. Ft.) 9375	Lot Size (Acres) 0.22
Inclusions 6 Fridges, 6 Stoves, 1 coin washer & dryer	Restrictions None Known	Reports Annual Property Operating Data, Pro-Forma, RPR with Compliance, Title

INVESTORS! This well-maintained 6-plex in the desirable Eastview subdivision (South Red Deer) is fully rented and situated on a large ~75 x 125 ft lot. The property features a strong unit mix, including five 2-bedroom suites and one 1-bedroom suite. Each unit is separately metered, with tenants responsible for their own power. The building exterior has been updated and showcases durable vinyl siding, vinyl windows, and a pitched asphalt shingle roof. Interior suites have seen varying levels of renovations over the years. All units offer exterior access, with upper-level suites featuring private balconies. At the rear, you'll find a paved parking area with energized stalls and a separate common laundry room, for tenant convenience.

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