



## 218 church Road Spruce Grove AB

\$850,000

Built in 2005 this four-plex is in excellent condition and has superb tenants. All the financials are available. Four appliances in each unit. All units have been renovated new vinyl flooring in basement. Paint and baseboards redone in two units in the past year. New kitchen top and backsplash redone in one unit past six months. All tenants on one year lease; excellent tenants> Revenue for year is \$70,800 Expense is \$18,500 includes tax. utility, garbage, maintenance, appliance allowance, and insurance. There are separate meters for gas, power, water, and cable; utilities paid by tenants

Listing Presented By:



Originally Listed by:  
The Good Real Estate Company

haroldvasileff@hotmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net