



## 5011B 49 Avenue Bonnyville Town AB

\$599,900

Calling All Investors! Own a piece of history and seize a great opportunity with this charming 9-unit apartment building in the heart of downtown! Featuring 3 spacious 2-bedroom units and 6 cozy 1-bedroom units, this property is Rental Revenue Ready! All units include appliances. Basement offers coin-operated laundry and individual tenant storage. Recent upgrades include lower-level windows and refreshed east-side canopies. North-side parking with 9 stalls adds convenience for tenants. Located just steps from Main Street amenities like shopping, parks, schools, banks and the hospital! Unbeatable location!! Fully rented and generating income- a nearly 7.5% cap rate! Don't miss your chance to own a unique and profitable investment!

Listing Presented By:



Originally Listed by:

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