



516 10 Street Cold Lake AB

\$499,900

This 4 plex home has 2-3 bedroom units, 1-2 bedroom unit, & 1-1 bedroom unit. All the units have long term tenants; one 3 bedroom at \$1250, one at \$1100, the 2 bedroom at \$1100, and the 1 bedroom at \$1000. The 3 bedroom units could easily be increased to \$1300 & \$1200 & with the storage increase in rent, the rent would be \$4800 per month [presently \$4600], or \$57,600 per year. The two 3 bedroom units are approximately 900sqft. each; the 2 bedroom approximately 800sqft. & the 1 bedroom 600sqft. There is also a 480sqft. storage shed, attached to the building, which is rented out for \$150, increasing to \$200/month. The 4 plex is 1/2 a block from the lake & between the Cold Lake Marina & the Kinsoo Beach Splash Park, making it an ideal location for tenants. [The shingles were replaced around 2011; hot water tank 2015; boiler 2014]. There are 4 electric parking stalls. Each unit has a stove & fridge.

Listing Presented By:



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