



5208 52 Avenue Barrhead AB

\$599,000

Great opportunity to own a modern, low vacancy revenue property. Four separate units with 2 finished floors + unfinished basement. 6% cap rate with opportunity for additional return with high demand for rental properties in the area. Each unit has a full set of appliances and full sized washer/dryer. Individual utility metering. Private parking spot for each unit along with 2 spare spots for visitors. Unit 2 features central vac, other units have system roughed in. Excellent location close to schools, park and downtown for shopping. Unit 2 and 3 feature similar layouts, unit 1 and 4 are unique to accommodate any type of tenants. 2 units are 2 bed 1 bath and 2 are 1 bed 1 bath. Well kept building with quality units. Individually fenced yards. No smoking/no pet building. Currently fully rented out with tenants that would like to stay. An excellent turn key investment opportunity!

Listing Presented By:



Originally Listed by:
Sunnyside Realty Ltd

ghafner07@gmail.com



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

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