



## 9811 99 Street Westlock AB

\$655,000

Great Opportunity!! Rental Investment! New metal standing-seam roof including eavestroughing in 2023. 6-plex with spacious suites. Huge suites demand more rent. 4 suites have approx 1144 sq.ft. per side (2-3 bedroom suites upstairs 2-2 bedroom suites down). 1209 sq.ft. up/down suites on the other end of the building. 2 bedroom suite with a dinette + 2 bedroom lower suite. 2 suites have a stacking washer/dryer in the suite. 4 suites share a laundry room in the basement with coin-op laundry. Suites rent at a rate of \$875-925 per month each. Landlord pays natural gas and water for the 4 suites, power for the common area. Tenants pay utilities for the up/dn 2 suites on the east end of the building. All constructed by Volzke Construction. Backs onto the Rotary Trail. Very near to the arena, field house, fitness facility known as Westlock Rotary Spirit Centre. Lots of parking on paved rear lot. Almost always no vacancy. Westlock vacancy rate is very low!

Listing Presented By:



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