



9925 97 Avenue Plamondon AB

\$460,000

4 Plex For Sale - Invest & Live in this quaint & vibrant community of Plamondon. Only minutes from White Sands Resort; this town has everything to offer families! Great Investment + opportunity for Owner/Occupier with mortgage helper. Current Cap Rate 8%. Property has rarely seen a vacancy over the years. Total 4 units: each 1150sqft- 3bed/1.5 bath including private balconies & in suite laundry. Building is separately metered for each Unit, & Tenants pay reasonable rent + Utilities. Community schools include, Ecole Beausejour & Ecole Plamondon School, which draw students from entire region. Ecole Plamondon School, offers English, French immersion, & Russian classes. Hotel, banks, post office, Co-Op Store, indoor hockey arena with artificial ice, museum, church; retail stores, restaurants etc. Community holds an annual French hockey tournament called Hockey en Fete. Frontenacs of University of Alberta have won twice. A Canadian Mud Racing Organization (CMRO) event is also held annually at Plamondon Mud Bog.

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

jrimmer@commercialyeg.ca



RE/MAX Real Estate

129 Mountain Ash Drive,
Wetaskiwin, AB,

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