



902 10 Street A,B,C,D Cold Lake AB

\$750,000

Welcome to your next lucrative investment opportunity! Presenting a prime income property that seamlessly combines comfort, convenience, and an ideal location. This four-unit gem is strategically situated within walking distance to restaurants, the local brewery, and the picturesque marina/lake, offering your future tenants a lifestyle of leisure and enjoyment. Each of the four units boasts 3 bedrooms, providing ample space for residents to create their own haven. The 1.5 bathrooms and main floor laundry in each suite ensure convenience and privacy, making these units highly attractive to a wide range of renters. Step into the heart of modern living as the open-concept living area welcomes you with warmth and style. The kitchen, with its abundance of cabinet space, is a culinary enthusiast's dream, providing functionality without compromising aesthetics. Featuring the luxury of in-floor heating in the basement, and central air conditioning, this property ensures year-round comfort for your tenants.

Listing Presented By:



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