



# 105 First Avenue Cochrane Alberta

\$1,890,000

There will be a public OPEN HOUSE for the interior of some of the units from 1-3 pm on Friday, July 12th. Are you ready to take your investment game to the next level with a TURN-KEY, RENOVATED 9-unit apartment building? Look no further than this exceptional multifamily property in Cochrane, AB offering an excellent mix of 6-two bedroom units and 3-one bedroom units. There is virtually nothing left to do but sit back, collect rent, watch your investment grow, and CASH FLOW. This town is experiencing unprecedented growth, with next to zero vacancy and not many rentals available, making it the ideal location for savvy investors. Tenants can walk to work and as is the case already for some of them which have reduced parking requirements. The building itself has been impeccably maintained, with recent improvements like new back door, fresh paint, new flooring, baseboards and most trim throughout all units; all bathrooms have been renovated and most kitchens. The kitchens that didn't get fully renovated received refinished cabinets, countertops, with new sinks and faucets. The appliances that needed replacement have been replaced and the rest are in great shape. The windows on the main floor were changed approximately 16 years ago, conveniently adding more energy savings to an already well-insulated building. The lights were all changed to LED to lower your energy bill. The balconies have all been redone and the boiler has been meticulously maintained with regular servicing and updated valves. The interior of the units received new shut-off valves for ease of operation. The garage can be utilized to install a storage locker and bike storage for additional income if needed. The rents are already competitive, but there's still room to increase them, giving you even more potential for profit. With fantastic financing options available through CMHC, this is an opportunity y...

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