



## 3809 52 Street Wetaskiwin AB

\$1,380,000

Welcome to this very solid and upgraded 12 suite apartment building in Wetaskiwin! With a great suite mix of 11 Two Bedrooms and 1 One Bedroom this is a great investment for a rookie or seasoned investor. With Wetaskiwin feeling increasing rental rates, it's poised for the new owners to have this building be a cash cow! The roof was totally redone in 2016 and ALL windows and balcony doors were done in 2019. All units have dishwashers. Some units are upgraded with vinyl plank flooring, and newer countertops. A well maintained building inside and out, could bring a very solid return for a new owner. With an influx of capital into Wetaskiwin in the recent years, welcoming a second Tim Hortons, a Starbucks, a Booster Juice and a Jysk furniture store to name a few...they do their research before entering a new market. It's time for you to invest a steady Eddie cashflow market. Priced at \$115,000/door it gives an affordable price point with good upside for the future. Come take a look today!

Listing Presented By:



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