



4801-4811 53A Street Bonnyville Town AB

\$1,700,000

Attention Investors! 6 buildings/12 units available as a package. Located adjacent to each other, on a tree lined street, across from park and Jessie Lake and equally close to shops and restaurants. These units have performed at near full capacity for the last 10 years due to the strong demand for multi-bedroom units with a yard. 3 and 4 bedroom units (40 bedrooms total over all 6 buildings) available with many recent upgrades to some units including flooring, kitchens, paint, shingles and eaves troughs (all buildings), some vinyl windows(all buildings 2nd floor, all buildings large front windows and some entrance doors and kitchen windows) and furnaces(all units). All sewer lines to the buildings have been replaced when the street sewer was replaced. Currently rented between \$1000 and \$1400 per side (depending on upgrades and number of bedrooms) with a cap rate of 7.26% for the entire portfolio (full proforma available).

Listing Presented By:



Originally Listed by:
Royal Lepage Northern Lights
Realty

coriferguson@telus.net

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

jmattie@telusplanet.net