



5221 47 Street Barrhead AB

\$2,100,000

EXCEPTIONAL 21 unit Apartment building in the thriving Town of Barrhead, AB. This is the Quality High Return Revenue producing property you've been looking for in a low vacancy quality tenant community only 1 hr from Edmonton. Unrivaled among any comparable properties for it's Meticulously Maintained & Completely updated infrastructure inside & out. One of updates include a \$120,000 plus Utility upgrade including High Efficiency Viessmann boilers & Electrical creating very important low operating cost for now & well into the future. 8 @ 2 Bdrm Townhouses, 2 @ 2 Bdrm, 10 @ 1 Bdrm plus Bachelor Suite. Spotless Laundry furnished w/ 3 sets of Commercial quality coin washers & dryers. This Building has been professionally owned & operated & updated w/ all the essentials for a complete No hassle, No major maintenance, No expense ease of management for the next 10+ yrs. High Quality Revenue Return, High Quality Structure, Long Term Tenants & High Quality Location. Increasing revenue w/ increasing rental rates

Listing Presented By:



Originally Listed by:
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