



## Smoky Lake Town Alberta

\$749,900

Great investment opportunity in the charming town of Smoky Lake, this low-maintenance 7-unit building is located in one of the most desirable neighbourhoods in town, directly across from a parc, the new K-12 school and recreation complex. The facility boasts 7 roomy and clean 2-bedroom units on 2 floors and is currently fully rented. Each unit includes a functional kitchen with stove and refrigerator, a large living room, full bath and two bedrooms with ample storage. Each apartment is bright and clean, has its own gas furnace and is accessible via an interior hallway. Coin-operated laundry is provided on the lower level of the building. Plenty of parking at the front on pavement with car plug-ins, which is also a very sought-after feature. This facility sits on two large lots with backyard and access to a back-alley and is an easy 5-minute walk to the hospital and downtown services. With vacancy rates in town sitting near 0% this one is a sure bet for the savvy investor.

(id:6769)

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