



4819/21 52 Street Barrhead AB

\$515,000

4 Unit 4 plex apartment featuring no vacancy as well as a history of longer term tenants. Important updates including good shingles, triple glazed (main floor) & double (basement) vinyl windows, air to air heat exchange plus some recent appliance upgrades & more. Property features larger suites than average allowing for better future rental potential & base return in comparison to competing properties. Each unit includes 3 bedrooms & a full 4pc bath, large living area, open kitchen to dining & individual laundries. Separated heating for upper & lower levels courtesy of 4 separate furnaces allowing more comfort for tenants. Large lot featuring back alley access off street traveling parking for each suite. Good residential street & location close to golf course, small park & walking trails. Excellent revenue and portfolio building return for now & more importantly your future.

Listing Presented By:



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