

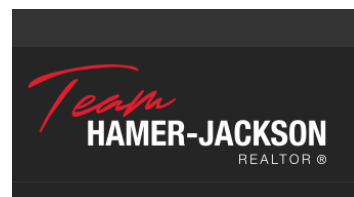


INVESTORS! Take a look at the best investment you've seen in 2025. This 4PLEX in the heart of Camrose is listed at \$395,000 and brings in \$3,950/month. Fully at the 1% rule. A rare thing these days. This property has been great for the current owner with no vacancy at the property for over 5 years! With almost ZERO vacancy according to CMHC, it makes sense! This property features Two 2 bedrooms, One 1 bedroom, and a bachelor unit. The bachelor unit was renovated in 2019, the top 2 bedroom unit was fully renovated in 2020/2021. The other units are perfectly rentable and have been updated as needed. It also has newer shingles, soffit, fascia and eavestroughs as well as newer windows. Property was originally in another community and was moved onto an 80's foundation in its current location! This is perfect for the new or seasoned investor alike. For someone in their 20's just starting out, you could even live in one of the units and rent out the other 3 and essentially live for free! Come take a look today! (id:6769)

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