



**GRASSROOTS**  
REALTY GROUP

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**116 Powell Street  
Cochrane, Alberta**

**MLS # A2231619**



**\$1,719,000**

Division:	East End		
Type:	Multi-Family/Triplex		
Style:	Bi-Level		
Size:	1,438 sq.ft.	Age:	1992 (33 yrs old)
Beds:	-	Baths:	-
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), Vaulted Ceiling(s)

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: R-MX

Utilities: -

**Inclusions:** 6 stoves, 6 refrigerators, 6 built in dishwashers, 6 hood fans, 6 washers, 6 dryers, window blinds

Welcome to 116 and 120 Powell Street. These are two - 3 plex's for sale together. Each of the 6 units have approximately 910 sq ft of living space. These units have been well maintained and together sit on two 50 x 100 ft lots. Each unit has an open concept kitchen with lots of cabinets and counter space, dining and living room area and 1/2 washroom on the main level. Vaulted ceiling and lots of windows with east west configuration which makes for very bright and cozy units. The deck off the kitchen is a nice touch with storage underneath. The lower level has 2 bedrooms, laundry, full washroom and storage. 3 of the units are oak cabinets and trim. 3 of the units are white cabinets and trim throughout. The front yard has a full length wood patio with a chain link fence for the yard which is great if you have young children. Good long term tenants in place. Two parking stalls for each unit (12 total) with plug ins and motion sensor lights. Located on a quiet dead end street, close to a school and to downtown Cochrane with shopping and grocery stores. Current rents are \$1500 per month plus utilities/ excluding water. Fully rented. Great investment as a rental or land for development in the future.