



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5009 54 Street
Camrose, Alberta**

MLS # A2234534



\$1,789,000

Division:	Prospect		
Type:	Multi-Family/4 plex		
Style:	Bi-Level		
Size:	2,000 sq.ft.	Age:	2023 (2 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Garage Door Opener, Heated Garage, Oversized, Stall, Triple C		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Vinyl	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: 8) Fridges, 8) stoves, 8) dishwashers, 8) stackable washer/dryers, window coverings, garage door opener & control

An Exceptional Investment Opportunity in the Heart of Camrose! This remarkable property offers a rare combination of income potential and modern living, featuring eight units across two fourplex buildings and a fully finished, heated triple car garage with two bays - all on one single titled lot. Perfectly positioned just moments from downtown Camrose, this investment gem blends convenience with contemporary style, making it a standout choice for savvy buyers. Eight spacious units boast an open-concept layout designed for comfort and functionality, including a lovely kitchen with stainless steel appliances, terrific living room, two bedrooms, one bathroom, beautiful flooring and in-unit laundry. Currently, all eight units are fully rented, delivering a steady and reliable cash flow from day one. The rented garage spaces further enhance the properties earning power, making this an investor's dream. Whether you're seeking a turnkey income-generated asset or a home where you can live in one unit and rent out the others, this property offers unmatched versatility and long-term value. Situated in the heart of Camrose, these fourplexes are just steps away from downtown, providing residents with easy access to shopping, dining, entertainment and all essential amenities. This vibrant and connected lifestyle ensures strong tenant demand and lasting appeal. With its modern design, full occupancy, and strategic location, this property is a rare find. It's ideal for investors looking to capitalize on a thriving rental market or homeowners wanting to offset their mortgage by renting out additional units. Don't miss your chance to own this income-producing treasure, the opportunities here are truly endless!