



**4405 PLEASANTVIEW Drive
High Prairie, Alberta**

MLS # A2236222

\$1,275,000



Division: NONE

Type: Commercial/Multi Family

Style: -

Size: 8,324 sq.ft. **Age:** 1982 (44 yrs old)

Beds: - **Baths:** -

Garage: -

Lot Size: -

Lot Feat: -

Heating: Forced Air, Natural Gas

Bldg Name: -

Floors: -

Water: -

Roof: Asphalt Shingle

Sewer: -

Basement: -

LLD: 25-74-17-W5

Exterior: Brick, Concrete, Vinyl Siding, Wood Frame

Zoning: R4

Foundation: See Remarks

Utilities: Electricity Connected, Natural Gas Connected, Garbage Collected

Features: -

Inclusions: 6 Hood Fans, 6 Refrigerators, 6 Dishwashers, 6 Washers, 6 Dryers, Ceiling Fans, Curtains and Blinds, Four Planters

This RARE SIX-PLEX in HIGH PRAIRIE is the kind of investment that doesn't come around often!!! FULLY LEASED and generating CONSISTENT INCOME!!! This property offers STRONG CASH FLOW, a SOLID CAP RATE \$\$\$ + the kind of LOW-MAINTENANCE OPERATION every investor wants. Tucked away on a QUIET STREET and near a PEACEFUL GREEN SPACE, the property combines Privacy, Curb Appeal, and LONG-TERM VALUE. The complex includes a total of 6 FULLY SELF-CONTAINED UNITS with a total of 8,324 sq ft: TWO Bungalows, TWO Bi-levels, and TWO Five-level Split Homes - each with their Private ENTRANCE and IN-SUITE Laundry. All units have the SAME INTERIOR Finishing, ensuring a CONSISTENT look and feel throughout the entire property. These VARIED LAYOUTS appeal to a BROAD TENANT BASE and support LONG-TERM OCCUPANCY. In 2024, the entire building was FRESHLY PAINTED, delivering a CLEAN, MODERN Look that enhances the property's CURB APPEAL. In 2025, a BRAND-NEW ROOF was installed. Additional recent improvements include UPGRADED Patio Doors, NEWER DECKS with PRIVACY WALLS, and all-new CONCRETE PATIOS and SIDEWALKS. The Exterior is finished with a DURABLE and LOW-MAINTENANCE combination of BRICK and VINYL SIDING, while the original WINDOWS remain in good condition. UNITS 2 AND 4 feature NEWER FURNACES, while the remaining units continue to operate with the original Heating Systems. All ELECTRICAL PLUGS + RECEPTACLES have been PROFESSIONALLY UPGRADED and brought UP TO CODE, ensuring SAFETY AND COMPLIANCE. Each unit also includes CURTAINS, BLINDS, and SCREEN DOORS WITH BUILT-IN BLINDS, adding further CONVENIENCE FOR TENANTS.

The six units break down for total developed living space is as follows: UNIT 1 is a BUNGALOW with 885 SQ FT, 2 BEDS and 1 BATH. UNIT 2 is a BI-LEVEL SPLIT with 1,087 SQ FT, 3 BEDS and 1.5 BATHS. UNIT 3 is a BI-LEVEL SPLIT with 1,066 SQ FT, 3 BEDS and 1.5 BATHS. UNIT 4 is a FIVE-LEVEL SPLIT with 1,378 SQ FT, 2 BEDS, 1.5 BATHS + DEN and Crawl Space. UNIT 5 is a FIVE-LEVEL SPLIT with 1,385 SQ FT, 2 BEDS, 1.5 BATHS.+ DEN and Crawl Space. UNIT 6 is a BUNGALOW with 885 SQ FT, 2 BEDS and 1 BATH. This unit is virtually staged. TWELVE DEDICATED PARKING STALLS are included, FOUR OF WHICH ARE COVERED CARPORTS, with ample ADDITIONAL STREET PARKING available. A SHARED GARBAGE BIN is managed for TENANT CONVENIENCE. The location, directly BACKING ONTO GREEN SPACE, provides a QUIET, ATTRACTIVE LIVING ENVIRONMENT that supports TENANT SATISFACTION AND RETENTION. There is also the POTENTIAL TO CONDOMINIUMIZE the property, offering FLEXIBILITY FOR FUTURE RESALE or the option to SELL INDIVIDUAL UNITS. With FULL OCCUPANCY, a STRONG RENTAL TRACK RECORD, RECENT UPGRADES, and a COMPETITIVE CAP RATE, this is a RARE, TURN-KEY INVESTMENT OPPORTUNITY in a STABLE AND GROWING MARKET!!!