



**325 5 Street  
Vauxhall, Alberta**

**MLS # A2252152**



**\$1,850,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential -R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 8 Refrigerators, 8 Microwaves, 8 stoves, Shed, Garden Tractor, Window Coverings (Blinds)

Great opportunity to own your own rental properties. Two 4 plexes. First 4 plex, built in 2015, has 4 - 1 bedroom units with large open kitchen, living, dining room, vaulted ceilings in a modern design, The units feature large laundry rooms with lots of extra storage space. Each of these units have an attached garage with entry into the house, no need to walk outside in poor weather. Large yards with room for gardens as well as partitioned private patios. Second 4 plex, built in 2022 has 4 - 2 bedroom units. This is a very nice property with modern open floor plans, large kitchens, living and dining rooms. These units also have attached garages, large yards and patios with privacy walls. Both units are located very close to amenities, shopping and schools as well as close proximity to the baseball diamond and rink. The attached vacant lot of approximately 2 acres leave additional development possibilities. THIS IS A RARE FIND AND OPPORTUNITY TO GROW YOUR OWN BUSINESS