



**GRASSROOTS**  
REALTY GROUP

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

4611 50 Street  
Red Deer, Alberta

MLS # A2258892



**\$1,599,000**

Division:	Parkvale		
Type:	Multi-Family/Row/Townhouse		
Style:	-		
Size:	8,488 sq.ft.	Age:	1978 (47 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.29 Acre		
Lot Feat:	Square Shaped Lot		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-D
Foundation:	-	Utilities:	-
Features:	-		

Inclusions:	-
-------------	---

An exceptional investment opportunity with these EIGHT units, fully rented Condo Townhouse, located in a prime location, just steps away from the park, walking trail, shopping center, and all essential amenities. With ample stall parking on site, this building is perfectly positioned for renters. All eight units are two bed/1.5 bath units, with the potential of adding one extra in the main level. One of the units have been completely renovated. New roofing replaced in 2013. Property has 24 hour video surveillance system. The building has been condominiumized with all 8 individually titled allowing the investor to hold as a long term investment or can sell individually in future. \$250/unit/month condo fee currently. \$8150/month is the rent income. We have some tenants who stayed in the unit for more than 10 years and we haven't increased their rent yet. Tenants pay their own utilities.