



GRASSROOTS
REALTY GROUP

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**3 Alberta Avenue
Okotoks, Alberta**

MLS # A2262219



\$1,800,000

Division:	Heritage Okotoks		
Type:	Commercial/Multi Family		
Style:	-		
Size:	7,322 sq.ft.	Age:	1990 (35 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.22 Acre		
Lot Feat:	-		

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

Inclusions: 6 Refrigerators, 6 Stoves, 6 Range Hoods, 6 Washers, 6 Dryers

Welcome to 3 Alberta Avenue in the heart of Okotoks Alberta. This unique purpose built renal complex consists of 6 residential rental units and exterior 12 parking stalls for the tenants. The lower level and main floor 4 units are between 750-790 sq.ft each with the 2 upper floor units being 1,100 sq.ft. Each unit comes with an in suite washer and dryer along with their own Furnace and Hot Water Tank. All tenants are pay their own utilities in addition to their rent and are separately billed. Right next to Elizabeth Street your tenants will enjoy walking access to many local restaurants, shopping and services.