



GRASSROOTS
REALTY GROUP

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**125 Pintail Place
Fort McMurray, Alberta**

MLS # A2269902



\$1,190,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Eagle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,029 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 9 | Baths: | 9 |
| Garage: | Garage Faces Front, Multiple Driveways, Triple Garage Attached | | |
| Lot Size: | 0.26 Acre | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Tile, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Mixed | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance | | |

Inclusions: see remarks (all appliances, all furniture and equipment) excluding any tenant personal belongings

WOW! LOOKING TO RUN YOUR OWN BUSINESS IN EAGLE RIDGE? This is TRULY an a RARE Find! AMAZING BUSINESS OPPORTUNITY WITH IMMEDIATE CASH FLOW TO OWN YOUR VERY OWN TURNKEY City Approved MINI HOTEL (BOARDING-HOUSE). OTHER DISCRETIONARY USES (Pending City Approval) are DAYCARE CENTRE & GROUP HOME. This home is 4407 SF of Total Living Space and INCLUDES ALL FURNISHINGS & EQUIPMENT, APPLIANCES, CENTRAL VAC, CENTRAL AIR CONDITIONING for top 2 floors, Security System (3 security cameras for monitoring the home with remote access, motion sensors and glass break detectors) and Fire Alarm System! FEATURES 9 UNITS (8 bedrooms each with their own private bathrooms, and a Room with separate bathroom). Three balconies/porches - 2 on the main floor and one on the lower floor. Onsite Parking includes a HEATED Triple Garage (RENTED OUT TO A COMPANY) and 52 feet WIDE Driveway for tons of parking. There are two full large kitchens each comes with (Stove; Fridge, Dishwasher) QUARTZ countertops with undermount sinks. THERE IS A CONNECTION FOR A GAS LINE IN THE MAIN KITCHEN FOR FUTURE GAS STOVE IF THE BUYER IS WILLING TO REPLACE ELECTRICAL STOVE WITH GAS STOVE TO SAVE ON UTILITIES USAGE. There are 11 phone lines (one in each room, 1 in THE MAIN kitchen and 1 in THE great room). The tenants can enjoy 2 GAS BBQ (one on main floor and one on lower floor). There are 2 laundry stations (one on top floor and one on lower floor) and a large room for company events. So much to offer the savvy buyer. The current owner operates on a room rental basis but also has operated using Airbnb with a high occupancy rate. The owner says he has SOME TENANTS STAYING

THERE SINCE 2012. THE SELLER IS WILLING TO PROVIDE SUPPORT TO FUTURE BUYER FOR 6 MONTHS IF REQUIRED. If you are looking for a TURNKEY Investment Opportunity WITH IMMEDIATE CASH FLOW of a life time, then LOOK NO FURTHER! Call today for details. Viewing Appointments must be made between 9 am and 7:00 pm during with 24 hour notice given in advance.