



GRASSROOTS
REALTY GROUP

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**5125 49 Avenue
Rimbey, Alberta**

MLS # A2270698

\$1,165,000



Division: NONE

Type: Commercial/Multi Family

Style: -

Size: 10,434 sq.ft. **Age:** 1964 (61 yrs old)

Beds: - **Baths:** -

Garage: -

Lot Size: -

Lot Feat: -

Heating: Hot Water, Natural Gas

Floors: -

Roof: Asphalt Shingle

Basement: -

Exterior: -

Foundation: Block

Features: -

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: R3

Utilities: -

Inclusions: Storage shed

Excellent investment opportunity in the vibrant community of Rimbey. Close to Red Deer, Sylvan lake, Rocky Mountain House, Lacombe and Ponoka which makes it a short distance to all the central Alberta hubs. Fully rented 12 suite apartment building that's well maintained and no vacancy for many years. Lots of upgrades to the building over the years to include doors, windows, siding, pitched shingle roof, electrical, BCI boiler system (approx 2018) and most suites have newer updated modern vinyl plank flooring. Self managed by the owners, clean through out and long term tenants, most are now on month to month leases. Lower units (4) are all very spacious 1 bedroom units approx 658 Sq ft per unit and the remaining (8) 2 bedroom units approx 725 sq ft per unit. Each is very bright and spacious layouts with extra large windows including the lower units all with plenty of storage space. Easy to maintain grounds and a very functional design with no long hallways. Coin operated laundry, energized parking stalls and comes with a storage shed. Great location in town within few min walking distance to the hospital, schools, shopping and downtown, all around solid investment opportunity here. Be sure not to miss out.