



**GRASSROOTS**  
REALTY GROUP

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6323 59 Avenue  
Red Deer, Alberta

MLS # A2272222



**\$650,000**

|           |                                 |        |                   |
|-----------|---------------------------------|--------|-------------------|
| Division: | Highland Green Estates          |        |                   |
| Type:     | Multi-Family/4 plex             |        |                   |
| Style:    | -                               |        |                   |
| Size:     | 1,806 sq.ft.                    | Age:   | 1974 (51 yrs old) |
| Beds:     | -                               | Baths: | -                 |
| Garage:   | Alley Access, Off Street, Stall |        |                   |
| Lot Size: | 0.17 Acre                       |        |                   |
| Lot Feat: | -                               |        |                   |

|             |                                  |            |     |
|-------------|----------------------------------|------------|-----|
| Heating:    | Central, Forced Air, Natural Gas | Bldg Name: | -   |
| Floors:     | -                                | Water:     | -   |
| Roof:       | -                                | Sewer:     | -   |
| Basement:   | Full                             | LLD:       | -   |
| Exterior:   | -                                | Zoning:    | R-M |
| Foundation: | Poured Concrete                  | Utilities: | -   |
| Features:   | -                                |            |     |

**Inclusions:** Washer x 4, Dryer x 4, Fridge x 4, Stove x 4, Window Coverings

This well-maintained 4-plex in Highland Green presents an outstanding investment opportunity with a stabilized CAP rate of 7.3%, and an impressive annual gross revenue of \$67,668, with tenants responsible for ALL utilities. Recent updates include a newer roof, updated windows on the lower levels, and one unit featuring newer windows throughout. Each unit offers a comfortable bi-level design with 2 bedrooms and 1 bathroom, complete with in-suite laundry. The upper level hosts the kitchen, dining, and living areas, while the lower level features the bedrooms, bathroom, and laundry, enhanced by large windows that welcome abundant natural light. With gross monthly rents of \$5,639, this property provides excellent cash flow. Each unit also includes an electrified parking stall in the back and additional off-street parking. Located near essential amenities such as the GH Dawe Pool, schools, shopping, and public transit, this 4-plex combines functional design, strong cash flow, and a prime location, making it an ideal opportunity for investors.