



GRASSROOTS
REALTY GROUP

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1-8, 4504 56A Avenue
Lloydminster, Alberta

MLS # A2273578



\$975,000

Division:	West Lloydminster		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	3,600 sq.ft.	Age:	1962 (63 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

This 8-suite apartment rental building is just the opportunity you have been looking for. There are 5 (2 bedroom) units and 3 (1 bedroom) unit in the building. This building has been well maintained over the years with improvements and upgrades to the heating system, added insulation in attic space, PVC windows, metal roofing- three suites have been renovated over the last few years, with one suite undergoing an entire makeover in the last 2 years. The building has two units that have been rented as Airbnb short term rentals with the balance of the units rented on monthly rental agreement. This is a well-managed building with great potential.