



1-8, 4504 56A Avenue  
Lloydminster, Alberta

MLS # A2273578



**\$949,900**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Multi-Family/Apartment		
<b>Style:</b>	-		
<b>Size:</b>	3,600 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water

**Floors:** -

**Roof:** -

**Basement:** -

**Exterior:** Wood Frame

**Foundation:** -

**Features:** -

**Bldg Name:** -

**Water:** -

**Sewer:** -

**LLD:** -

**Zoning:** R4

**Utilities:** -

**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.