



**10300 105 Avenue  
Fairview, Alberta**

**MLS # A2288322**



**\$395,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	-		
<b>Size:</b>	2,285 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Water:</b>	Public
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	Public Sewer
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Fiber Optics, G
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan		

**Inclusions:** Shed

Excellent Investment Opportunity &mdash; 4-Plex with Cash Flow! PURCHASE WITH ONLY 10% DOWN! Rare opportunity to offset your mortgage or potentially live rent-free by occupying one unit and renting the other three. This well-maintained 4-plex offers solid revenue with long-term tenants already in place and very low vacancy. The property features four fully self-contained units, each with separate meters and utilities paid by tenants. Two front units offer approximately 800 sq. ft. with 3 bedrooms and 1.5 bathrooms, while the two rear units are approximately 700 sq. ft. with 2 bedrooms and 1 full bathroom. All units include their own in-suite laundry for added tenant convenience. The front 3-bedroom units currently rent for \$975/month each, while the rear 2-bedroom units rent for \$850/month each, generating \$3650 a month in total rental income. The up/down layout places bedrooms on the lower levels, creating functional and appealing living spaces that are attractive to renters. The building has been well maintained and all units are in excellent condition. Located close to schools and playgrounds, this property is ideal for investors or owner-occupants looking to build equity while generating income. THIS PROPERTY IS FOR SALE ONLY.. THE SELLER WILL NOT VENDOR FINANCE!