



**4912 56 Street  
Innisfail, Alberta**

**MLS # A2294479**



**\$619,000**

<b>Division:</b>	Dodds Lake		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	2,000 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	R-3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 4 Fridges, 4 stoves, 4 washers, 4 dryers

Check out this 2001 built 4 plex fully occupied, revenue-generating property. The property is well maintained and is an excellent opportunity for any investor to purchase a "turn-key" income-producing revenue property. Each unit has its own laundry facilities, 2 bedrooms, a kitchen, dining room, living room, storage, and balcony. Fully upgraded, easy to maintain with low maintenance costs. The kitchen, dining room, and living room are located on the main floor. The two bedrooms, bathroom, and washer/dryer are located on the lower level. Within walking distance to parks/green spaces and Innisfail Town Centre, and has easy access to Queen Elizabeth II Highway.