



**1-4, 1019 Cassils Road W
Brooks, Alberta**

MLS # A2296341



\$548,000

Division:	West End		
Type:	Multi-Family/4 plex		
Style:	Bi-Level		
Size:	1,819 sq.ft.	Age:	1976 (50 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Tar/Gravel	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 4 fridges, 4 stoves, 4 range hoods, 4 washers and 4 dryers

Turnkey investment opportunity in the heart of Brooks, Alberta. Well maintained 4-plex, built in 1976, offers four 2 bedroom units, making it an attractive addition to any investor's portfolio. With a strong annual gross rental income of \$53,400 and an estimated cap rate exceeding 5.5%, this property delivers reliable cash flow and value. Each unit is separately metered, tenants responsible for their own power and gas, helping to keep operating costs predictable and manageable. Current annual expenses include approximately \$4,472 in property taxes and \$5,100 in insurance, supporting solid net income performance. Owner pays city utility, to date average monthly cost of \$325. Hail damage repair this spring will include new roof and exterior. Situated in a stable rental market, this property benefits from consistent demand for affordable, multi-family housing. Whether you're expanding your portfolio or entering the investment market, this 4-plex presents a compelling combination of income, efficiency, and potential for future appreciation. A smart, income-generating asset in a rental demand Alberta community.