



GRASSROOTS
REALTY GROUP

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**4920 52 Avenue
Grimshaw, Alberta**

MLS # GP202357



\$600,000

Division:	Grimshaw		
Type:	Multi-Family/4 plex		
Style:	Side by Side		
Size:	3,690 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway		
Lot Size:	-		
Lot Feat:	Back Lane, Near Shopping Center, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Slab
Features:	-

Bldg Name:	-
Water:	Public
Sewer:	Sewer
LLD:	-
Zoning:	R2
Utilities:	Electricity, Natural Gas

Inclusions: 4 fridges, 4 stoves, 4 washers, 4 dryers, 4 dishwashers

Investor Alert... This fourplex in Grimshaw is for sale. All 4 units have tenants. The Two outside units have a single attached garage, 1 bedroom, den, 1 full bath, and modern kitchen with open concept living room. The inside units have no garages, 2 bedrooms, larger outdoor yard space, 1 full bath, modern kitchen with open concept living area. This building is registered as a bare land condominium, and currently all four units are owned by the builder and rented out. Rent is \$1100.00 per month plus power, gas, telephone, television, tenants insurance and internet. Currently the Owner/Condo Corporation mows the grass, removes snow, garbage and pays water and sewer. All four units are rented and typically suit a senior tenant or couple. Call today to see this immaculate building. Great Location close to downtown so very convenient for tenants. This is the perfect senior option. Virtual tour of the 3rd unit (2nd form the East end) is now available. See the media section to view!