4801 Parkwood Road
Blackfalds, Alberta

MLS # A2075611

$6,900,000

Division:	Panorama Estates
Type:	Commercial/Multi Family
Style:	-
Size:	34,350 sq.ft.
Age:	2018 (6 yrs old)
Beds:	-
Baths:	-
Garage:	-
Lot Size:	0.76 Acre
Lot Feat:	See Remarks

Heating:	Boiler, Hot Water, Natural Gas	**Bldg Name:**	Parkwood Manor
Floors:	-	**Water:**	-
Roof:	Asphalt Shingle	**Sewer:**	-
Basement:	-	**LLD:**	-
Exterior:	Concrete, Silent Floor Joists, Stone, Veneer, Wood Frame	**Zoning:**	R-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	-		

Inclusions: 27 Fridges, 27 Stoves, 27 Built-in Dishwashers, 27 Built-in Microwave Hood Fans, 27 Stacking Washer and Dryers, 27 Window Coverings, Maintenance Items to be determined, Gym Equipment, Office Furniture, Lobby and Hallway Furniture

ALL 2 Bedroom 2 Full Bathroom Luxury Suites. This Building was completed in 2018 and has a lot of extras. Each unit has upgraded stainless steel appliances and comes with a stacking washer and dryer and kitchen exhaust system. All units heated and cooled by a water source heat pump system. All units have balconies with BBQ gas lines. Each unit comes with a heated underground stall with extra energized parking outside. Total parking available is 31 heated underground stalls and 21 energized outside stalls. The building itself has a full sprinkler system, elevator, gym on the 3rd floor, extra storage throughout building. There is a retention pond to the south of the building, which in the winter is turned into a skating rink. Amazing Location, Amazing Opportunity! Excellent CAP for this new of a building! Gross Annual Income is $519,800.00