



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1-27, 4801 Parkwood Road
Blackfalds, Alberta**

MLS # A2075617



\$6,900,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Panorama Estates | | |
| Type: | Multi-Family/Apartment | | |
| Style: | Multi Level Unit | | |
| Size: | 34,350 sq.ft. | Age: | 2018 (6 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | Heated Garage, Parkade, Secured, See Remarks, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Boiler, Hot Water, Natural Gas, See Remarks | Bldg Name: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Water: | - |
| Roof: | Asphalt Shingle | Sewer: | - |
| Basement: | None | LLD: | - |
| Exterior: | - | Zoning: | R-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, See Remarks | | |

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 parking outside. Total parking available is 30 heated underground stalls and 22 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! Gross Annual Income is \$519,800.00.....