



**GRASSROOTS**  
REALTY GROUP

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5839 49 Street  
High Prairie, Alberta

MLS # A2116724



**\$339,000**

Division:	NONE		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	1,750 sq.ft.	Age:	1970 (54 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	Multi Family
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** Shed x 2, Refrigerator x 3, Stove x 3, Washer/Dryer

There are four 2-bedroom units available, two of which are located upstairs and the other two are located downstairs. Each unit is approximately 850 square feet and includes a shared coin laundry. The central boiler system has recently been serviced and is used to heat the entire building. The rent for the upstairs units is \$1100 each and the downstairs units rent for \$1000 per unit, with electricity included. All four units are currently occupied with month to month leases and have separate electric meters. The sidewalk and shingles have been replaced—minimum 48 hours' notice for showings for tenants' convenience call today to book a time to view..