



**Building B, 10317 Shand Avenue  
Grande Cache, Alberta**

**MLS # A2140809**



**\$650,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	796 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	R-4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** None

Are you seeking a lucrative investment opportunity? Look no further! This exceptional property offers four well-maintained fourplexes, each with a proven track record of attracting tenants. Situated in a prime location within walking distance to the downtown core, these units boast an array of desirable features. Each unit comprises three bedrooms, three bathrooms, a main floor laundry, and an open floor plan, ensuring comfort and convenience for your tenants. Additionally, each unit comes with an attached 16x23 garage, providing ample storage space. Whether you choose to rent out all four units or occupy one while renting out the others, this property presents an excellent opportunity to generate substantial rental income.