



GRASSROOTS
REALTY GROUP

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**3707 51 Avenue
Red Deer, Alberta**

MLS # A2184703



\$950,000

| | | | |
|-----------|----------------------|--------|-------------------|
| Division: | South Hill | | |
| Type: | Multi-Family/Triplex | | |
| Style: | - | | |
| Size: | 2,880 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|----|
| Heating: | - | Bldg Name: | - |
| Floors: | - | Water: | - |
| Roof: | - | Sewer: | - |
| Basement: | - | LLD: | - |
| Exterior: | - | Zoning: | R2 |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Inclusions: none

Certified B3 Assisted living facility - This property was specifically built for assisted living clients. Long term service provide is the sole tenant making this an excellent turnkey investment property. Each unit is 1393 sqft, 3-bedroom, 2 bathrooms. Each unit has a wheel chair roll in shower as well as an accessible 4 pc main bathroom. Suites have wheelchair ramps or a wheelchair lift. Each suite has in suite Laundry. The savvy investor will appreciate the benefit and cost-effective nature of having a service provider as the sole tenant reducing many of the costs and headaches of traditional property management.