



**GRASSROOTS**  
REALTY GROUP

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**101 Assiniboine Drive  
Swan Hills, Alberta**

**MLS # A2206711**



**\$595,000**

Division:	NONE		
Type:	Commercial/Multi Family		
Style:	-		
Size:	16,000 sq.ft.	Age:	1986 (40 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

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

**Inclusions:** 10 Fridges, 10 Stoves

Attention investors ! This 10 unit Townhouse rental project is now up for sale at just the right time. After numerous improvements and upgrades this project is now fully rented. With Interest rates coiming down and demand for rentals contunuing to rise now is the time to improve your Real Estate Investment return. With Kiwetinohk Energy Corp. announcing their 460 Megawatt Black Bear Power Plant with a Carbon Capture and Sequestration component in July/24, 24 kms south of Swan Hills and the Federal Gov't issuing a statement on Dec.24/24 that an Impact Assessment was not required, the rental requirements will certainly go up. These 2 storey units offer 2 and 3 brm set ups, each with it's own Fridge & Stove and full basements, covered parking and a huge common yard. The lot is .54acres.