

**121 Powell Street
 Cochrane, Alberta**

MLS # A2266239



\$1,849,999

Division:	East End		
Type:	Multi-Family/Row/Townhouse		
Style:	-		
Size:	538 sq.ft.	Age:	1979 (46 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.48 Acre		
Lot Feat:	-		

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

Inclusions: Refrigerator x10, Stove x10, Washer x10, Dryer x10

An excellent investment opportunity featuring two multifamily buildings located at 121 and 125 Powell Street. Each building offers five spacious units, approximately 1,080 sq. ft. per unit, with 2 bedrooms and 1.5 bathrooms. Each unit includes one parking stall and showcases one of two functional layouts, both available in the measurement supplements. Most of the 10 units are currently rented at \$1,500 per month plus utilities (water included). This property offers strong rental income today with future potential for land development concept renderings are available in the photos. Lot size is 20,908 SQ FT (1,942 SQ Metres). Conveniently situated close to schools, shopping, and a variety of amenities, this is an ideal addition to any investment portfolio.