

5904 51 Avenue  
Red Deer, Alberta

MLS # A2268099



**\$1,495,000**

|                  |                         |               |                   |
|------------------|-------------------------|---------------|-------------------|
| <b>Division:</b> | Riverside Meadows       |               |                   |
| <b>Type:</b>     | Commercial/Multi Family |               |                   |
| <b>Style:</b>    | -                       |               |                   |
| <b>Size:</b>     | 6,566 sq.ft.            | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | -                       | <b>Baths:</b> | -                 |
| <b>Garage:</b>   | -                       |               |                   |
| <b>Lot Size:</b> | 0.34 Acre               |               |                   |
| <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-M |
| <b>Foundation:</b> | - | <b>Utilities:</b> | -   |
| <b>Features:</b>   | - |                   |     |

**Inclusions:** 11 Fridges, 11 Stoves, 11 Dishwashers, 2 Commercial Washers, 2 Commercial Dryers

Investment Opportunity! FULLY RENTED & FULLY RENOVATED 11 Unit APARTMENT BUILDING for sale!!! 5 Two Bedroom Units and 6 - 1 Bedroom Units, There is a possibility of a 12th Bachelor Suite which would require City Approval. Each Unit has been fully renovated with Vinyl Plank Flooring, Kitchen Cabinets and newer Fridges, Stoves and BI Dishwashers. All Units have new Balconies. Building has been Extremely Well Maintained with Newer Boiler, Roof, HWT, Windows, Carpeting in Halls. 2 Commercial Washer&rsquo;s and Dryers with large Laundry Room. This Property is Completely Turn Key!