

A,B,C,D, 4615 46 Street
Innisfail, Alberta

MLS # A2167488



\$585,000

| | | | |
|------------------|---------------------|---------------|-------------------|
| Division: | Central Innisfail | | |
| Type: | Multi-Family/4 plex | | |
| Style: | - | | |
| Size: | 4,246 sq.ft. | Age: | 2002 (22 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | On Street | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Corner Lot | | |

Heating: Forced Air

Floors: -

Roof: Asphalt

Basement: Finished, See Remarks

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: -

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: R-3

Utilities: -

Inclusions: None

Looking for a REVENUE PROPERTY? Here is your opportunity to own an entire 4 plex in the friendly town of Innisfail! Each Bi-Level style unit has a kitchen, dining area, living room, 2 bedrooms, 4-piece bath, laundry area, and individual storage/ utility room. Nice modern updates including new roof, vinyl plank flooring, doors and paint with reliable long term tenants. Great net income with a current cap rate of 6.4%. An added bonus is that each unit has it's own individual land title! This property has been well maintained and is in excellent shape. Located in a convenient location, close to Innisfail amenities- if you are looking to start or grow your rental portfolio this property is a favorable choice with 100% occupancy and "turn-key ready" condition! *Current mortgages are assumable on approved credit at 1.69% financing for the remainder of the term.