

5418 and 5422 48 Avenue
Olds, Alberta

MLS # A2268282



\$1,478,000

Division: NONE

Type: Multi-Family/4 plex

Style: -

Size: 3,754 sq.ft. **Age:** 1975 (51 yrs old)

Beds: - **Baths:** -

Garage: Parking Pad, Plug-In

Lot Size: -

Lot Feat: -

Heating: Forced Air, Natural Gas

Bldg Name: -

Floors: -

Water: -

Roof: Asphalt Shingle

Sewer: -

Basement: -

LLD: -

Exterior: -

Zoning: R3

Foundation: Poured Concrete

Utilities: -

Features: -

Inclusions: 8 fridges, 8 stoves, 8 washers, 8 dryers, shed

Fabulous location, walking distance to Olds College! Well maintained and managed, this property offers 2 - 4 plexes (2 bed, 1 bath units) on one title. Many capital cost expenditures done over the past 20 years: asphalt shingles - 15 years, windows and patio doors - 10 years, approx 6 of the 8 furnaces, hot water tanks as needed, electrical switches and outlets in 7 of the 8 units, decks redone, paint and flooring upgrades between tenancies. Each building features 2 main floor units, and 2 basement units. Photos are of 2 units when they were vacant, one main floor unit, and one basement unit. Building is fully occupied. 9 parking stalls, 8 of them energized. Tenants pay all utilities. Landlord pays garbage. Room to increase rents as some rents are below current market rates.