1-8, 4504 56A Avenue
Lloydminster, Alberta

MLS # A2273578

$949,900

Division:	West Lloydminster
Type:	Multi-Family/Apartment
Style:	-

Size:	3,600 sq.ft.	**Age:**	1962 (64 yrs old)
Beds:	-	**Baths:**	-

Garage:	Parking Pad
Lot Size:	-
Lot Feat:	-

Heating:	Hot Water	**Bldg Name:**	-
Floors:	-	**Water:**	-
Roof:	-	**Sewer:**	-
Basement:	-	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R4
Foundation:	-	**Utilities:**	-
Features:	-		

Inclusions: N/A

This 8-suite apartment rental building is just the opportunity you have been looking for. There are 5 (2 bedroom) units and 3 (1 bedroom) unit in the building. This building has been well maintained over the years with improvements and upgrades to the heating system, added insulation in attic space, PVC windows, metal roofing- three suites have been renovated over the last few years, with one suite undergoing an entire makeover in the last 2 years. The building has two units that have been rented as Airbnb short term rentals with the balance of the units rented on monthly rental agreement. This is a well-managed building with great potential.