5210 61 Avenue
Olds, Alberta

MLS # A2277039

$699,900

Division:	NONE
Type:	Multi-Family/4 plex
Style:	Bi-Level

Size:	1,994 sq.ft.	**Age:**	1978 (48 yrs old)
Beds:	-	**Baths:**	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	**Bldg Name:**	-
Floors:	-	**Water:**	-
Roof:	Asphalt Shingle	**Sewer:**	-
Basement:	-	**LLD:**	-
Exterior:	Brick, Vinyl Siding	**Zoning:**	R3
Foundation:	Poured Concrete	**Utilities:**	-
Features:	-		

Inclusions: 4 x fridge, 4 x stove, 4 x washer, 4 x dryer

Cash flowing building in Olds! Great opportunity in a desirable area of Olds with green space in front and behind this 4-plex. Each corner unit offers 2 bedrooms, 1 bathroom, in-suite laundry, balconies, and separate furnaces, hot water tanks and water meters. There are 6 powered parking stalls. All units have undergone upgrades over the years, with major updates in the past decade, including exterior siding, asphalt shingles, eavestroughs, fascia, soffit, wood decks, as well as improvements to bathrooms, flooring, and painting. Photos are from when one unit was vacant - building is fully leased. Olds is home to a hospital, agricultural university, and excellent local services, plus quick access to the Calgary International Airport. One tenant currently has utilities included, while the others pay their own gas, power, water, sewer, and garbage. Looking ahead, the building has the potential to be condo-ized, with units sold off individually. Property is professionally managed. 1 new stove and 1 new dryer were purchased in the last couple of months.