

#101-406, 4744 54 Street
Red Deer, Alberta

MLS # A2278717



\$2,699,000

Division:	Downtown Red Deer		
Type:	Commercial/Multi Family		
Style:	-		
Size:	41,808 sq.ft.	Age:	1981 (45 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.54 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Baseboard, Boiler, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-H
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 24 fridges, 24 stoves, 4 coin operated washers, 4 coin operated dryers.

Well maintained 24 suite, 4 storey walk-up apartment on a quiet street in downtown with 16 - 1 bedroom and 8 - 2 bedroom suites. Suites are spacious and offer large kitchens, 4 pce bath, generous bedrooms, storage room and balcony (top 3 floors). Several suites have been upgraded in recent years and some windows have been replaced. Fully occupied.. 4 laundry rooms with 1 coin operated washer and dryer in each. 30 energized parking stalls. Roof is asphalt shingles. This building is one of four buildings offered by the same owner and can be purchased individually or as a package. The other buildings are located at 5011 - 39 St (18 suites), 4920 - 47 St (24 suites) and 4721 - 55 St (40 suites).