

**6323 59 Avenue
Red Deer, Alberta**

MLS # A2279308



\$650,000

Division:	Highland Green Estates		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	1,806 sq.ft.	Age:	1974 (52 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Off Street, Stall		
Lot Size:	0.17 Acre		
Lot Feat:	-		

Heating:	Central, Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	-	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: n/a

This WELL-MAINTAINED 4-PLEX in Highland Green offers a TURN-KEY, CASH-FLOWING INVESTMENT with a STABILIZED 7.3% CAP RATE and ANNUAL GROSS REVENUE OF \$67,668, with TENANTS PAYING ALL UTILITIES. The property has seen RECENT UPGRADES including a NEWER ROOF, UPDATED LOWER-LEVEL WINDOWS, and one unit with NEWER WINDOWS THROUGHOUT. Each unit features a SPACIOUS BI-LEVEL LAYOUT with 2 BEDROOMS, 1 BATHROOM, and IN-SUITE LAUNDRY. The upper level offers a functional kitchen, dining, and living area, while the lower level includes the bedrooms, bathroom, and laundry, complemented by LARGE WINDOWS that provide excellent natural light. With GROSS MONTHLY RENTS OF \$5,639, this property delivers STRONG AND CONSISTENT CASH FLOW. Each unit includes an ELECTRIFIED PARKING STALL at the rear, along with ADDITIONAL OFF-STREET PARKING. Ideally located near GH DAWE POOL, schools, shopping, and public transit, this LOW-MAINTENANCE MULTI-FAMILY PROPERTY combines LOCATION, FUNCTIONALITY, AND INCOME, making it an excellent opportunity for INVESTORS seeking long-term stability and immediate returns.