

1-5, 4740 54
Whitecourt, Alberta

MLS # A2208593



\$429,000

Division: NONE

Type: Commercial/Multi Family

Style: -

Size: 3,780 sq.ft. **Age:** 1962 (64 yrs old)

Beds: - **Baths:** -

Garage: -

Lot Size: -

Lot Feat: -

Heating: Boiler, Natural Gas

Bldg Name: Silver Glo Apartment

Floors: -

Water: -

Roof: Asphalt Shingle

Sewer: -

Basement: -

LLD: -

Exterior: Stucco

Zoning: R1C

Foundation: Block

Utilities: -

Features: -

Inclusions: 5 fridges and stoves, coin op washer and dryer.

Investment opportunity. or live in. 5 suite apartment downtown across from public school and a couple of blocks from downtown. consists of 2 two bedroom, 1 five bedroom (rents by the room) 2 one bedroom. Coin op washer and dryer. includes fridges and stoves. Was appraised in 2016 at 510,000.00 Cap rate now 11.4 net income of \$48,840. ideal situation to live in 3 bedroom unit and lease out the rest. rent pays your mortgage.