



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1-7, 205 Reed Avenue
Hayter, Alberta

MLS # A2257846



\$410,000

Division:	Hayter		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	2,200 sq.ft.	Age:	1999 (27 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R1
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Washer & Dryer Coin Operated

Multi-Unit Investment Opportunity – Located just 1 hour south of Lloydminster, this fully occupied multi-family complex is an excellent revenue property. The building features 7 units with a total of 10 bedrooms, offering strong rental demand in the region. The Main Floor Units feature 4 one-bedroom suites, each with private access to a spacious wrap-around deck leading to the exterior parking area. The Lower Level units feature 3 two-bedroom suites, providing comfortable layouts ideal for long-term tenants. All suites are equipped with a kitchen, living room, and full 4-piece bathroom, with convenient access to shared laundry facilities. Currently at full occupancy with a waiting list, this property provides consistent cash flow and serves a strong demand for affordable housing in Alberta's oil patch.