



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5418 and 5422 48 Avenue
Olds, Alberta

MLS # A2268282



\$1,478,000

Division:	NONE		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	3,754 sq.ft.	Age:	1975 (51 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Pad, Plug-In		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: 8 fridges, 8 stoves, 8 washers, 8 dryers, shed

Fabulous location, walking distance to Olds College! Well maintained and managed, this property offers 2 - 4 plexes (2 bed, 1 bath units) on one title. Many capital cost expenditures done over the past 20 years: asphalt shingles - 15 years, windows and patio doors - 10 years, approx 6 of the 8 furnaces, hot water tanks as needed, electrical switches and outlets in 7 of the 8 units, decks redone, paint and flooring upgrades between tenancies. Each building features 2 main floor units, and 2 basement units. Photos are of 2 units when they were vacant, one main floor unit, and one basement unit. Building is fully occupied. 9 parking stalls, 8 of them energized. Tenants pay all utilities. Landlord pays garbage. Room to increase rents as some rents are below current market rates.